

Empire Planning Commission Regular Meeting Agenda

August 30, 2023 ~ 6:30 pm

Remote Meeting using the Zoom Platform. Meeting ID: 810 4441 0935 Passcode: 390230

<https://us02web.zoom.us/j/81044410935?pwd=UjISOE4xMGU2cmZUWTczMzJEZDd2dz09>

If you would like to address The Planning Commission at this meeting, please place your name on the sign-up sheet or indicate that through the chat function on the online Meeting Platform. You will be recognized to speak during the "Public Comment" portion of the agenda. Discussion is limited to 5 minutes and please state your name and address your comments to the Planning Commission. Thank you for your cooperation. Also, please silence your phones and do not use them during the meeting out of consideration for your Planning Commission Members and Staff who are presenting information during the meeting.

1. Call to Order

2. Roll Call – The Empire Planning Commission requires a simple majority of four members present at the meeting for a quorum.

3. Approval of Agenda

4. Approval of the Minutes - July 27, 2023 Planning Commission Minutes & Attachments.

5. Appreciation of Empire Exercise

6. Site Plan Application: Inquiries from the property east of 135 East Sunny Avenue.

7. Harmony Domes - Development Permit Checklist and Letter update

8. Planning Commission Members Continuing Education -

a. Public Discussion and incorporating public concerns in processes.

b. Ordinance 170: Preliminary Plat and Plan phase overview.

9. Public Comment: Public comment is limited to 5 minutes per person. The Board does not respond to questions during this time. For operational questions, please email the clerk.

10. The Next Regular Meeting of the Empire Planning Commission is September 27th, 2023, at 6:30 pm. In-person with remote access.

11. Adjourn Meeting



(Planning Commission Chair, Sally Rush)



(Town Clerk Jeannette Piel)

Town of Empire
30 East Park Avenue/P.O. Box 100 Empire, Co 80438
303.569.2978 - 303.569.2282 fax

Empire Planning Commission Regular Meeting Minutes
August 30, 2023 ~ 6:30 pm

In Person and Remote Meeting using the Zoom platform.

1. Called Meeting to Order - Chairperson Sally Rush called the meeting to order at 6:31 PM. The meeting was held in person and remotely through Zoom.

2. Roll Call – The Empire Planning Commission requires a simple majority of three members present at the meeting for a quorum.

Present: Chairperson Sally Rush, Mayor Wendy Koch, Denise Tennant, and Lon Fulton. Eileen Wheelock attended via Zoom. Also in attendance were Deputy Chief Keith Sandford and Town Clerk Jeannette Piel.

A quorum was present.

3. Approval of Agenda

MAYOR KOCH MOTIONED TO APPROVE THE AGENDA FOR AUGUST 30, 2023, TENNANT SECONDED THE MOTION, CLERK PIEL CONDUCTED A ROLL CALL VOTE, ALL WERE IN FAVOR, MOTION PASSED.

Agenda was approved.

4. Approval of the Minutes - July 27, 2023 Planning Commission Minutes & Attachments.

The Planning Commission was given time to read the minutes for proper summary of action items, for verification of public comment and for correct spelling and grammar. A spelling error was noted on page 3, and the word “dies” will be replaced with the word “does.” Other items were discussed but no further corrections were suggested.

TENNANT MOTIONED TO APPROVE THE AMENDED MEETING MINUTES FOR JULY 27, 2023, MAYOR KOCH SECONDED THE MOTION, CLERK PIEL CONDUCTED A ROLL CALL VOTE, ALL WERE IN FAVOR, MOTION PASSED.

The July 27, 2023 PC Meeting Minutes, including Attachments, were approved as amended.

5. Appreciation of Empire Exercise

Clerk Piel stated “We hope you’ve seen the Town Park survey and will have a chance to complete it by this Thursday. Oftentimes we get bogged down in identifying problems and focusing on the negative. While this is one way to gather important information, there is another equally important way. We want all of you to tell us what you appreciate about Empire. It can be anything. What’s the first thing that comes to your mind, what’s the first thing you show people when they visit, what do you miss the most when you are away. This shows us what you value, what you are proud of, what we need to protect, what we need to maintain, what we need to celebrate, etc. I have asked this question at the last 2 Board meetings, and staff felt it would be nice for the Planning Commission as well. I’m hoping to have at least two responses each time. Short and sweet - keep it positive!”

- Small enough you can walk to work in the Winter.
- Hearing trucks come down the pass and fading into the distance in the middle of the night.
- Son didn't need his drivers' license until he was 21 and he shared that he valued this about growing up in Empire.
- Home town, where we're from. After 15 years this place has become home.
- Flowers are growing!
- Peggy's tomatoes!
- Appreciates this exercise! Loves our Bighorn sheep, hummingbirds, misses old frog rodeo and old goat parades.
- Eclectic community: a Gem of a Place!
- I love the light, two valleys, different times and weather changes.
- Walking out the front door and walking with dogs, love my neighbors.
- Town Hall: coming up over the hill, love the American flag and the view is the best in the whole world.
- Love the gas station; if you want to know what's going on, or feed your candy habit, go there!
- Loved when he moved here 8 years ago when Empire didn't need a police officer.
- Walking up a mountain many years ago with his dog, heard another dog, and he met Hans Berg. We miss him greatly, and need others to try to replace him.
- Small town, has not changed much in the past 16 years; we know each other and we can enjoy this magnificent, beautiful valley without being encumbered by unsightly things.

6. Site Plan Application - Inquiries from the property east of 135 East Sunny Avenue.

The Town has received a site plan application for the property east of 135 East Sunny Avenue. The Planning Commission went through the submitted drawings with the checklist, discussing items to still be addressed which will be communicated to the property owner.

7. Harmony Domes - Development Permit Checklist and Letter update.

The Planning Commission reviewed the development permit checklist that was used to create a letter to the Developer. Also, an engineer will be required to create a grading and drainage plan, which is held as a town record. Tennant is concerned about how we ensure the work actually done meets the plan, with no local building inspector. Further discussion about how the Town works to certify the plans and the work when there is no one to inspect, how do we get someone who can inspect.

Further discussion took place regarding all signage on commercial property which must meet sign requirements in Ordinance 170, road signs on the dedicated road which are the Town's responsibility, and any road signs on private property which are not subject to the Town's sign ordinance. Other discussions included how the domes will be cooled, if there are windows present on the plan, and where will the required trash dumpster be located.

Chairperson Rush will meet with the Developer, and she will email the PC to prepare for the September meeting. The final letter was read into the record and is attached. Wheelock requested a Planning Commission field trip to go through the model dome on the property.

8. Planning Commission Members Continuing Education - Chairperson Rush explained that tonight's light agenda gave us the opportunity to conduct training without holding an extra workshop this month. The Jeopardy game we played in our last training was an overview of the materials in our binders, and tonight we will participate in a cooperative learning exercise to dive into processes relating to Ordinance 170. It is important that we do not discuss details of any current matters in front of the PC, but rather speak in generalities relating to the Ordinance as we learn together.

Lisa Kunze, Town Projects Assistant, began by sharing definitions of a Comprehensive Master Plan (CMP) from the State of Colorado and from Empire's Land Use Ordinance 170. Both define the CMP as the guiding document of a municipality, with the legally enforceable measurements of the CMP being included in Ordinances, Resolutions, and Policies adopted by the Board of Trustees.

a. Public Discussion and incorporating public concerns in processes.

Staff has been compiling both public comments and questions for PC review, including them into Staff Reports, and has drafted a policy that will be presented to the Board of Trustees that clarifies the Town's efforts to continually incorporate public concerns in all processes.

b. Ordinance 170: Preliminary Plat and Plan phase overview.

The PC then completed a cooperative learning exercise, with each member providing an overview of a portion of the Preliminary Plat and Plan phase in Ordinance 170 and discussing each phase for clarity and understanding. Members completed a short quiz, coming to consensus on answers. Training materials are attached.

The Chair announced a 5-minute break.

9. Public Comment: Public comment is limited to 5 minutes per person. The Planning Commission does not respond to questions during this time. For operational questions, please email the clerk.

Robin Raulf-Sager: Grateful for the training in tonight's meeting, but reserve training for when the public is not here, unless it specifically pertains to the audience. If problems happen with the minutes and the PC is not given advanced notice, do something else instead of making the audience sit for 30 minutes. Appreciate our time, so do it on your own time. West Fork Village is not on the agenda tonight, which is refreshing for most of us. We sat through so many hours of meetings, all worked hard, people wanted more information on easements and grades etc. In talking to Chad, they came to the conclusion that this proposal does not meet the Master Plan. Does this 18 house development align with the master plan? No it's not, but she learned tonight it's not legally binding. Having all information going through, why aren't we voting it down beforehand instead of going through all of this. Does this align with the Master Plan? If no, then other details become unimportant, like easements etc.

Chad Craven: Ditto what Robin said. He learned a lot from the training, was helpful. But if we all believe that 18 homes are not what we want in Empire, then the rest of the details don't matter. If we are thinking we will not approve this, we are wasting the Developer's time and he feels sorry for them. Speeding problem and roads: he has seen similar sized towns put giant planters painted with flowers in the middle of town roads to stop people from doing 110 mph in our town.

Bernie Hubner: BOT is the first line of defense, don't get much credit for the hard work they do. He's helped with the town in the past, and knows it's not an easy job. West Fork can be forgotten. The land was plotted for one house. He's not against developments, but 18 or 21 is too much. They don't acknowledge our roads are laid out East to West, and we are wasting their time.

Peggy Hubner: Most positive meeting she's seen. Thank you. She appreciates that you are trying to listen to us. But you haven't listened to them, because they passed the Sketch Plan. Peggy's complete comments are attached.

Rick Koetz: Following up with Peggy. He spent 22 years in corporate management building residential and commercial properties. His job was to do their entire preliminary project presentations. He has created 60-house subdivisions on wheat fields. He is saying that it wasn't a requirement, they wanted everything on the table and did their homework. Think about the whole project. They had ads out here, people walking the site, how can you realistically vote on this without seeing the whole picture. They had to do a certain mix of houses and had to meet other rules. By doing the whole presentation, everyone got to talk about the project. Right now, we just see tiny squares on a platform. Look at the Habitat subdevelopment; he believes they were supposed to mix up houses but 3 or 4 in a row are exactly the same. Their problem is the lots are only 24' wide. Please consider the whole project, not just the footprint.

Lyndy Modesitt: Thank you for the enormous amount of work and care and her deepest hope is that we all are making altruistic choices, without an agenda. She disagrees with the interpretation of the Master Plan as a guiding principle and not legally binding. Ordinance 170 states that it's purpose is to "implement the town's master plan." Legally why would you not want that? Purpose of Ordinance 170 is also to establish adequate and accurate records. Actually, in her mind, it echoes the master plan. In alignment with Robin, and to quote someone who does not want to be named, the problem is the HOW is being considered before the SHOULD. She disagrees with the comments in the minutes, stating the developer's statement was inaccurate and he actually stated the reason for the road variance was they could not make other use of the property. They didn't respond to community concerns. She is concerned it will just be whittled down, and again consider the should before the how. Recognizes the hard work, but why are you kowtowing to these developers over the citizens' plea to protect our town.

Lauri Sargent: left before public comment.

Larry Modesitt: Thanks for listening to us again. If these developers had prior experience, they would have known the road variance had no legal precedent. We may have been inexperienced, but we learned quickly. They did withdraw the road variance. He is warning us that they could do that again, because when he asked if they were going to pay for the development in order to bring the infrastructure to you, Andre responded that it is not their responsibility. He disagrees that the Master Plan has no legal enforcements, and referred to phrases from article 11; "these regulations should be implemented to the towns master plan;" "costs of improvements are the responsibilities of the developer" that clearly state that the costs are born by the developer, including engineering studies, increase size of pipes, dig deeper wells, any of those things that are part of the town costs. Andre said tap fees pay for it, keep in mind we

will need the fees for ongoing work. Remember there are several places in Ordinance 170 that say what should be done: written agreement from developer about improvements, estimates of costs, repairs etc. The Ordinance clearly states that whatever we have to expand, the costs must be borne by the developers. No matter what he said to me, he was wrong. Significant amounts of collateral are often required, in the forms of a bond, and he doesn't want this to happen to Empire.

Allen Fistell: Appreciation of Empire exercise, was disrespectful when they took the mic away from me before I was finished. Approval of Minutes, people's comments were interpreted. In Terry Gray's comments, the minutes said he said he lived across the way. He said that Allen lived across the way. If there are variances like this, how much more of the minutes are inaccurate? That's a problem. You were told the Master Plan is not legally enforceable, but the Master Plan is mentioned several times in Ord 170, therefore it is enforceable. If it goes to court, they will tell us it is enforceable. Final comments were submitted and included as an attachment.

Linda Robertson: When you talked about the Master Plan not being legally enforceable, see Art 11, sec 1.2 where the language says the town must implement the Master Plan. If it's not legally binding, why did she spend the last 3 years working on it if it doesn't matter? Remember there are 211 signatures on a petition out there, and we hope the developers start listening.

Bob McGurk: May submit written comments after the town's Zoom audio failed.

Buzz Chandler: Citizens have not seen a resume of previous developments by this developer, including price and size, and beginning and conclusion dates.

10. The Next Regular Meeting of the Empire Planning Commission is September 27th, 2023, at 6:30 pm. In-person with remote access.

11. Adjourned Meeting

TENNANT MOTIONED TO ADJOURN THE MEETING, FULTON SECONDED THE MOTION, CLERK PIEL CONDUCTED A ROLL CALL VOTE, ALL WERE IN FAVOR, MOTION PASSED.

The meeting was adjourned at 9:24 PM.



(Planning Commission Chair, Sally Rush)



(Town Clerk Jeannette Piel)

Development Permit Checklist

- YES WITH COMMENT _____ **Survey Markers** No survey as of Civil Constructural (7/25/21) Raptor Eng. A1.0 #3 show property line only. Survey was provided by Land Survey Plat sealed by Weston D. Spears on 9/6/2023. Appx 20 flags. Recommended Developer or Town install permanent pins. Plat has not been recorded at the County to date.
- YES _____ **Satisfaction of Lot Requirements** Civil Construction Site Plan #3 shows 1 lot that meets requirements. Site Data Block added to Site Plan #3. 2 Deeds received.
- YES _____ **Local Utilities** Electrical Service on approved plans E0.0 (6/12/23) with (2) transformers : a) 4 domes & house and b) 6 domes. Underground service. Meets 2020 NEC. No gas or cable. Street lighting - solar.
- YES _____ **Sewer Lines** Utility Plan 5 - submitted to Town 9/6/2023 shows sewer lines & flow directions. Revision date 6/12/23.
- INCOMPLETE _____ **Water Lines and Mains** Utility Plan 5- submitted to Town 9/6/2023 shows water lines with one water meter at southwest location of boundary. Capacity not determined at this time. Capacity is needed to determine how many Water & Sewer Taps will be required. Water to house is updated on Utility Plan 5. Also shown on originally approved Site Plan A1.0 on 6/14/23.
- RECOMMENDATION _____ **Fire Hydrants** Utility Plan 5 - submitted 9/6/23. Shows distance of 181.1' to nearest existing hydrant south west of property. Recommend CCC Fire Authority approval.
- YES WITH COMMENT _____ **Storm Drainage** Grading Plan 4 submitted to Empire 9/6/23. Shows flow of drainage mostly east and west on driveways, with parking lot flow towards highway. Runoff control should be adequate. Town may seek an independent engineering opinlon for drainage (included in an Impact fee)
- YES _____ ****Streets and Traffic Patterns** Site Plan 3, Grading Plan 4 show driveways and emergency access road. Site Plan 3 indicates Driveway from highway (Avery) will meet Town Road Design Manual Standards. On site roadways will meet driveway standards.
- YES _____ **Street Signs** Signs on private property will be agreed upon by the Town. There will be one sign on Highway 40 in the location of the existing sign as shown on Existing Conditions 2 submitted 9/6/23. This sign will meet Ordinance 170, Article XII. Signs approval process
- YES _____ **Street Lights** TBD - will meet dark sky specifications and most likely powered by solar
- YES _____ **Curbs and Gutters** Grading Plan 4 shows drainage patterns. No curbs or gutters will be present. Driveways and parking lot will be graded to accomodate runoff per Cross Section 6.

**Entry to Hwy 40 on Site Plan 3, Grading Plan 4, & Utility Plan 5. Cross section on Cross Section 6

Proposed Zoning Classification

Residential/Commercial (RC Zone)

NOTES: A full set of Civil Engineering Plans were submitted to Empire on 9/6/2023 which included: Cover Sheet 1, Existing Conditions 2, Site Plan 3, Grading Plan 4, Utility Plan 5, and Cross Section 6. In addition a Land Survey Plat was submitted from Weston D. Spears sealed on 9/6/2023. The Land Survey Plat has NOT been recorded at the County.

All Civil Engineering Plans submitted to Empire on 9/6/2023 have a revision date of 6/12/2023. Please confirm that 6/12/23 is the last revision date for all plans

Reviewed on 9/6/2023. Vasyi Kostiuik, Owner and Sally Rush, Planning Commission Chair

Vasyl Kostiuk
Harmony Domes
vos@harmonydomes.com
customerservice@harmonydomes.com
RE: 433 Park Avenue
Empire CO 80438

Per review of the planned development of 10 vacation rentals for 433 Park Avenue, the Town has indicated that this project will be subject to adherence to Ordinance 170, Article V, Section 10 Development Permit. Therefore, the Empire Planning Commission has reviewed the documents submitted to date and determined the following recommendations be considered:

The Planning Commission has used the Development Permit Checklist to address each item and the items are listed below. To meet the requirements to obtain a Development Permit, the Planning Commission determines that Harmony Domes needs to provide for approval two additional site plans. All plans need to be officially certified:

- I. A Certified Grading and Drainage Plan – Including Items 8. And 12. Also include buildings placement on plan.
- II. A site plan that contains all the other items listed below. This can be an update of Site Plan A1.0. This document is only for Empire’s use and not required to be submitted to the County. – Items 1, 2, 4, 5, 6, 7, 9, 10, 11
- III. Item 3. – Electrical Service is complete on Plan E0.0. No additional requirement.
- IV. Also include on the new Site Plan
 - a) Avery Street to property – to be built to Empire Road Standards for defined type of road for Avery and indicate road dedication to Town
 - b) Shared Entry Way (with Empire) indicate to be dedicated to Town and to be coordinated with Town regarding development.
 - c) Parking Spaces shall meet Empire Road Manual specifications for parking lots.

DEVELOPMENT PERMIT CHECKLIST

1. Survey Markers: The Civil Construction A1.0 by Raptor Engineering indicates as item #3 the property line only. There are no survey markers on this plan. Is there a survey or title report designating the markers used for the survey? Is there a deed that indicates boundaries for the property? Please submit

- proof of survey markers and indicate on new site plan. If no survey has been done, this will be a requirement of the Development Permit.
2. Satisfaction of Lot Requirements: The Civil Site Plan #3 (Raptor Engineering submitted 7/25/21) shows Site Data block (lower right corner). This is a satisfactory declaration of meeting Lot Requirements. Please include the site data block on new plan as a requirement of the Development Permit.
 3. Local Utilities: The electrical service plan has been provided on Plan E0.0 indicating 2 transformers for service to a) 4 domes & 1 existing structure b) 6 domes. Also stated, construction will meet NEC 2020.
 4. Other utilities: Will there be gas lines? Cable lines? Street light electrical or camera lines? Will utility lines be under ground per the Master Plan recommendation?
 5. Sewer Lines: Need full sewer and water lines and mains plans with specifications, directions, and flows of services.
 6. Water Lines and Mains: “ “ Show size, capacity, and location of service. This calculation will determine how many taps will be required for the project. Include existing house. Currently on the Final Plat A1.0 Item #4 shows line from Hwy 40 to house that will be replaced. Show replacement.
 7. Fire Hydrants – Indicate on plan all hydrants
 8. Storm Drainage – need complete (certified by engineer) grading and drainage plan
 9. Streets and Traffic Patterns – access roads within private property to domes are designated as driveways. Show driveway cut-aways with reference to Empire Road Standards specifications on plan. Follow Town Road Design Manual for requirements on driveways and roads. Current plan (A1.0) defines drives as 14.0’ gravel emergency access.
 10. Street Signs- Indicate location, content, and size of signage on private property.
 11. Street Lights – Indicate location, specifications, electrical wiring on plan. Because this is private property, it is the responsibility of the owner to meet the dark sky guidelines.
 12. Curbs and Gutters: Control of water from the site needs to be Indicated on the Grading & Drainage Plan. Locations, specifications, capacity. Curbs are not being required for this development.

Respectfully submitted,

Sally Rush, Chair

Empire Planning Commission

The Relationship of an Ordinance to The Comprehensive Master Plan
Town of Empire, Planning Commission Continuing Education & Training
August 30, 2023

Training Goals:

1. *PC Officials will become aware of the various documents that form our statutory town by state law.*
2. *PC Officials will understand the relationships between the Master Plan and Ordinance/Resolution formation.*
3. *PC Officials will analyze municipal code; specifically pertaining to the Preliminary Plat and Plan phase of Ordinance 170 land use planning.*

State of Colorado defines a COMPREHENSIVE MASTER PLAN:

The master plan of a municipality is an advisory document to guide land development decisions; however, the plan or any part thereof may be made binding by inclusion in the municipality's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate.

[2020 Colorado Revised Statutes Title 31 - Government - Municipal Article 23. Planning and Zoning Section 31-23-206. Master plan.](#)

FROM OUR ORDINANCE 170's General Provisions, Article 1, Section 8:

8. Relationship to Comprehensive Plan

It is the intention of the Town that this Ordinance implement the planning policies recommended by the Empire Planning Commission and adopted by the Board of Trustees for the Town and its extraterritorial planning area, as reflected in the Comprehensive Plan and other planning documents. While this relationship is reaffirmed, it is the intent of the Town that neither this Ordinance nor any amendment to it may be challenged on the basis of any alleged nonconformity with any planning document. In case of conflict, this document takes priority.

Empire Ordinance 170

Article XI Subdivision of Land in the Town of Empire

~~Pre-Application Conference (2 steps)~~

Determining Major/Minor and Application Completeness

~~Variance Application (2 steps)~~

Road Variance Request

Must be approved by Board of Adjustment

~~Major Sketch Plat & Plan (2 steps)~~

Determining the Feasibility and Design of the Project

Must be Approved by Planning Commission

~~Major Preliminary Plat & Plan (9 steps)~~

Development Report and Supporting Documentation

Must be approved by both Planning Commission and Board of Trustees

~~Major Final Plat & Plan (8 steps)~~

Dedications, Streets, Easements, Performance Bond, Certificates, Subdivision Improvements Agreement

Must be approved by both Planning Commission and Board of Trustees

~~Impact Fees~~

To Be Determined

Must be approved by Board of Trustees

~~Development Permit~~

To Begin Construction on an approved Subdivision

Must be approved by Planning Commission

8. Table of Requirements

The plat and plans submitted shall conform to the following,

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>MINOR PLAT</u>
1. Plat Map, Number Required	2	5	5	5
2. Proposed name of Subdivision	X	X	X	X
3. Name and address of :				
a. Subdivider	X	X	X	X
b. Owners	X	X	X	X
c. Land Planner		X	X	
d. Land Surveyor registered in the State of Colorado		X	X	X
4. North arrow, date of preparation	X	X	X	X
5. Scale-written and graphic	X	X	X	X
6. A key or index shall be on the first page if the plat consists of more than one page.	X	X	X	X
7. Statement or tabulation reflecting the total acreage of the subdivision and the breakdown as to land uses, such as building lots, streets, deeded public areas. (4.1(a))	X	X	X	X
8. Significant topographic features (4.1 (b)).	X	X	X	X
9. Schematic and narrative representations of the proposed land use . (4.1(c))	X	X		
10. The basic internal road and pedestrian access scheme and the surrounding road system (existing and future) providing access to the site. (4.1 (d))	X	X	X	X
11. Legal description, Plat, Page and Book Number, of subdivision (4.1(e))	X	X	X	X
12. All recorded easements, encroachments, or rights of way which could affect the proposed development. (4.1(f))	X	X	X	X
13. All existing structures, utilities or other physical features which could affect the proposed development. (4.1(g))	X	X	X	X
14. Boundary lines of the subdivision in a heavy solid line (4.1(h))	X	X	X	X
15. Any other data essential to the evaluation as may be requested by the Town to enable an adequate conceptual evaluation of the proposed subdivision. (4.1 (i))	X	X	X	X
16. Indication of existing zoning. (4.1(j))	X	X	X	X

ARTICLE XI Subdivision Of Land In The Town Of Empire

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>MINOR PLAT</u>
17. Preliminary plans showing how the following will be provided to the subdivision and a preliminary plat and plan showing how the utility and street systems will be laid out within the subdivision. (5.1.4), (7.2.3) <ul style="list-style-type: none"> (a) Water Supply (b) Sewage Disposal (c) Electricity (d) Natural Gas (e) Storm Water Drainage (f) Telephone (g) Street Lighting (h) Cable 		X		X
18. Proposal Summary (5.1.5), (7.2.4)		X	X	X
20. Specific plat and plans for : (6.1.1),(7.2.5) <ul style="list-style-type: none"> (a) The site and at least 100 feet adjacent thereto, (6.1.1(a)) (b) Utility systems, (6.1.1(b)) (c) Exact boundaries, street locations, etc. (6.1.1(c)) 			X	X
			X	X
			X	X

ARTICLE XI Subdivision Of Land In The Town Of Empire

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>MINOR PLAT</u>
21. The Final Plat shall show all survey and mathematical information and data necessary to locate all survey markers and to locate and retrace any and all interior and exterior boundary lines appearing thereon including bearings or angles, continued with distances and deflection angles for all circular curves. The Final Plat shall show location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced. (6.1.2),(7.3.6)			X	X
22. Detailed descriptions of: (6.1.3), (7.3.7)				
(a) Dedications			X	X
(b) Drainage			X	
(c) Streets			X	X
(d) Easements			X	
(e) Detailed and Final Utility Systems Plat and plans.			X	
(f) Covenants			X	X
23. A commitment for title insurance showing the ownership to the property in the proposed subdivision. (6.1.4 (a)), (7.3.8 (a))			X	X
24. Treasurer's Certificate of Taxes, reflecting that taxes are not delinquent. (6.1.4 (b)), (7.3.8 (b))			X	X
25. A warranty deed which deeds to the Town or other appropriate public agencies all lands other than streets which are to be held for or used for public purposes. (6.1.4 (c)), (7.3.8 (c))			X	X
26. Proof satisfactory to the Town that all essential services as specified in Section 5.1.4 and 7.3.3 will be provided to the subdivision. (6.1.4 (d)), (7.3.8 (d))			X	X
27. Certificates (Section 9)			X	X
(a) Certification of Dedication and Ownership				
(b) Street maintenance agreement, if applicable				
(c) Surveyor's Certificate of Survey, signed with his seal, and the date of the survey				
(d) Title Certificate				
(e) Certificate of Planning Commission approval				
(f) Certificate of Board of Trustees approval				
(g) County Clerk and Recorders Certificate				
28. Subdivision Improvements Agreement (6.1.6)			X	

9 Certificates

ARTICLE XI Subdivision Of Land In The Town Of Empire

Town of Empire
30 East Park Avenue/P.O. Box 100 Empire, Co 80438
303.569.2978/f303.569.2282

Public Comment

Sign-up Sheet

August 30, 2023

If you would like to address the Empire Planning Commission at this meeting, please place your name on the sign-up sheet. You will be recognized to speak during the "Public Comment" portion of the agenda.

This is a governmental meeting held to conduct the business of the Town of Empire. We welcome you here and thank you for your time and concern. If you wish to address the Commission, this is the time set on our agenda for you to do so. **When you are recognized, please stand, state your name and then address the Commission.** Your comments will be limited to 5 minutes. This is the appropriate time on the meeting agenda for you to address the Commission on matters that are not scheduled for public hearing. The Planning Commission may not respond to your comments during this meeting, rather they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up.

The Planning Commission request that all speakers conduct themselves in a respectful and civil manner and avoid disorderly behavior or personal attacks against any individual. In the event any person interrupts the business of the Commission or acts in a disorderly or disrespectful manner, the Commission may require such person to cease the offensive behavior and/or to leave the meeting. Thank you.

Please sign your name below if you wish to speak to the Commission.

NAME

ADDRESS

Robin Paulif Sager

313 Main St.

Chad Craven

313 Main St.

Bernie Hubner

207 E Mountain Ave

Peggy Hubner

207 E Mountain Ave

Rick Koetz

44 Mtn Ave

Lyndy Modisett

294 E Mtn Ave

left
Lauri Sargent

294 Mtn Ave

duplicate
Rick Koetz

44 Mountain Ave

Jerry Modisett

294 " "

Allen Fristell

210 E Mountain Ave

Kinder Robertson

216 S Avery St

(Buz) Chandler (Chandler)

331 Main

Zoom
Bob McGurk
