

City of Empire Planning Commission Meeting Minutes

June 20, 2023

The City of Empire Planning Commission meeting was called to order by Jared Sachs at 8:00 PM.

Present were: Jared Sachs, Doug Clark, Gina Maunu, Julie Stulz, Elizabeth Haas, Jenni Faulkner, Charles Seipel-Teng, and City Councilmember Tom Kaldunski.

Public Hearing- The Planning Commission was opened to a public hearing to consider adopting Ordinance No. 2023-6, and Ordinance Amending Section 7.09 of the Empire Zoning Ordinance.

It was reported that the amendment would add language to the ordinance that would prohibit properties in violation of the zoning ordinance from submitting zoning applications.

There was no comment at the public hearing.

Doug Clark made a motion to close the public hearing. Elizabeth Haas seconded. Motion passed 5-0.

Gina Maunu made a motion to recommend adoption of Ordinance No. 2023-6, Amending Section 7.09 of the Empire Zoning Ordinance, No. 400. Doug Clark seconded. Motion passed 5-0.

Tony Jerin provided an update on his trucking business and its relation to his property at 2205 210th Street East. Mr. Jerin has entered into an agreement to rent spots off site where the trucks will be parked, other than his own truck. The sites are located outside of Empire. An additional truck may need to come to the property from time to time. The Planning Commission thanked Mr. Jerin for working with them and determined that the property is in compliance with the zoning ordinance.

Robert Hawkins presented a proposal for an indoor and outdoor storage facility on the Fischer property on Highway 3. The property is zoned AG and MXR and is in the 2040 Comprehensive Plan as MXR. The Planning Commission is open to working with the business on locating to the property. The property would need to be rezoned and the comprehensive plan would need to be amended. Storage facilities are permitted in the Light Industrial District. Outdoor storage is permitted by CUP. It would make sense to rezone the entire area along Highway 3, including the Independent Black Dirt parcel. The property owners of the Independent Black Dirt parcel should be invited to a future Planning Commission meeting to discuss the possibility of rezoning and amending the comprehensive plan for these parcels.

The Planning Commission reviewed plans for proposed ground mounted solar panels at 21000 Blaine Ave. The proposed panels meet the zoning ordinance requirements. It will need to be

determined that the panels are not considered wholesale. The Planning Commission determined that if the panels are providing power to the farm, they are not considered wholesale.

The Planning Commission reviewed the utility ordinance regarding watering restrictions. After discussion, the Planning Commission recommended that water restriction violations be set at \$25 for the first offence, \$50 for the second offence and an additional \$50 every day after. The city should also consider adding language about irrigation systems that spray out onto streets and sidewalks.

The Planning Commission reviewed the Public Works Rental Facility policy. It was recommended that events with alcohol be required to submit a damage deposit for both cleaning and damages. The deposits should be equal to each other and held by check or credit card.

The Planning Commission will review future policy considerations relating to park dedication fees, fixed charges for water and sewer services, and water and sewer access charges payable at the time of plat approval.

Jerod Sachs made a motion to adjourn. Elizabeth Haas seconded.

Meeting adjourned at 9:20 PM.