



**AVON PLANNING AND ZONING COMMISSION  
FINDINGS OF FACT AND RECORD OF DECISION**

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**CONCERNING THE ALTERNATIVE EQUIVALENT COMPLIANCE  
FOR LOT 1A, BUCK CREEK PUD, TOWN OF AVON, STATE OF COLORADO**

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The following findings of fact and record of decision are made in accordance with the Avon Development Code (“Development Code”) §7.16.100:

1. **Application Submitted.** A Major Development Plan Application #MJR15006 (“the Application”), was submitted to the Community Development Department of the Town of Avon (the “Town”) on April 16, 2015 by RAL Architects (the “Applicant”).
2. **Complete Application.** The application was reviewed by the Director and determined to be complete and compliant with the general criteria for all development applications in accordance with §7.16.020(f)(1)(i-iii).
3. **Sufficient Notice.** The public hearing considering the Application was published, posted and noticed in accordance with the development review procedures contained in Chapter 7.16 of the Avon Municipal Code.
4. **Staff Report to Planning and Zoning Commission (PZC).** Brian Garner, Town Planner, submitted a staff report for the PZC meeting held May 5, 2015.
5. **Review by the PZC.** The PZC reviewed the Application at the May 5, 2015 meeting and considered staff’s analysis of conformance with the applicable review criteria of the Development Code and held a public hearing.
6. **Compliance with Review Criteria.** The PZC makes the following findings in regard to compliance with the applicable review criteria:

**PZC FINDINGS FOR CASE #MJR15006:**

1. The design meets the development and design standards established in the Avon Development Code.
2. The design relates the development to the character of the surrounding community.
3. The design reflects the long range goals and design criteria from the Avon Comprehensive Plan.

**PLANNING AND ZONING COMMISSION RECORD OF DECISION FOR CASE  
#MJR15006:**

The PZC APPROVED the Major Development Plan Application.

**THESE FINDINGS OF FACT AND RECORD OF DECISION ARE HEREBY  
APPROVED:**

**BY:** \_\_\_\_\_  
Jim Clancy, PZC Chairperson

**DATE:** \_\_\_\_\_



Town of Avon Planning & Zoning Commission  
Meeting Minutes  
Tuesday, April 21, 2015  
Avon Municipal Building – One Lake Street

- I. Call to Order – 5:00pm
- II. Roll Call
  - All Commissioners were present with the exception of Commissioner Minervini.
- III. Additions & Amendments to the Agenda
  - No additions or amendments to the Agenda.
- IV. Conflicts of Interest
  - Prior to the meeting, Commissioner Minervini disclosed a conflict of interest with Item V. and was therefore absent from the meeting.
- V. **PUBLIC HEARING: Case #MJR15005**  
Property Location: Lot 10-A, Block 3, Wildridge Subdivision  
Property Address: 4012 Wildridge Road West  
Zoning: PUD  
Applicant: Jeffrey Manley, Martin Manley Architects  
Owner: Mountain C.I. Holdings, Ltd.  
Description: Development Plan with Design Review for a new Single-Family Detached Residence.  
  
Three (3) members of the public provided comments on the Application: Marc Slatkoff and Carel Slatkoff from 4191A Little Point and David Daigle from 4191B Little Point.  
  
**Action:** Commissioner Struve motioned to approve Case #MJR15005 with the findings of fact as contained in the staff report and one condition:
  1. The builder is to work with uphill neighbors to ensure landscaping will help to screen off parts of the building. The motion was seconded by Commissioner Hardy and at vote, all were in favor (4-0) and the motion passed.
- VI. Meeting Minutes Approval  
  
**Action:** Commissioner Struve motioned to approve the minutes from the April 7, 2015 meeting. The motion was seconded by Commissioner Hardy and at vote, all were in favor (4-0) and the motion passed.
- X. Staff Approvals
  - No staff approvals were presented.
- XI. Other Business
  - Staff inquired if any PZC members were interested in participating in a forthcoming community survey.
- XII. The meeting was adjourned at 6:00PM

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Approved this 5<sup>th</sup> Day of May, 2015

SIGNED:

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Jim Clancy, Chairman



**PLANNING & ZONING COMMISSION MEMORANDUM**

**To:** Planning and Zoning Commission  
**From:** Matt Pielsticker, Planning Manager  
**Date:** May 15, 2015  
**Agenda Topic:** Work Session - Roundabout #4

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**Summary**

Community Development is in the process of putting together an RFP for a public art installation in Roundabout #4, scheduled for spring, 2016. The RFP is to solicit original designs, and seek artists or firms with the ability to produce art that will enhance and signify the “Town Center”; with added emphasis as a gateway feature. The art may include way-finding elements and/or associated landscaping as necessary.

Town Staff will include dimensions and other information regarding the roundabout and other Avon Road streetscape improvements that have occurred or will take place this summer. A selection committee will be formed to review proposals and select up to 2-3 proposers to then recommend to the Avon Town Council for consideration. The selection committee could include a few members of the Community at large, two Planning and Zoning Commissioners, two Council persons, Planning Manager and Town Manager. Once finalists are selected, they will present at least two (2) concepts to the Avon Town Council for final approval.

The committee could rate the proposals based on the following factors:

1. Experience with similar projects
2. Quality and Innovation; timelessness; compatibility with site; prominence; public safety
3. Schedule and Cost of Services
4. References

**Draft Schedule**

- |   |                         |
|---|-------------------------|
| 1. RFP posted on CAFENet and advertised:              | June 1, 2015            |
| 2. Inquiry deadline. No inquiries accepted after:     | July 2, 2015            |
| 3. Due date for receipt of responses:                 | 5:00 pm, August 7, 2015 |
| 4. Anticipated evaluation and selection of finalists: | August 21, 2015         |
| 5. Anticipated Presentations of finalists to Council: | September 22, 2015      |
| 6. Construction commencement as soon as:              | January 1, 2016         |
| 7. Installation                                       | June, 2016              |



To: Chairman Clancy and the Planning & Zoning Commission  
From: TOA Planning Staff  
Date: May 13, 2015  
Agenda Topic: Comprehensive Planning Documents

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**Overview:** This binder contains six individual comprehensive planning documents as delineated in the following table of contents. It is the anticipated outcome of this project to have one synthesized comprehensive plan with the area-specific plans absorbed into the most relevant portions of the comprehensive plan document. Additionally, there needs to be some scrubbing of the document to eliminate any content that is unnecessary or for projects that are complete.

We see this as the logical procession of events for this project, but are open to discussion at the PZC meeting:

**Step 1:** Inventory current plans

**Step 2:** Determine what content remains relevant and weed-out unnecessary content

**Step 3:** Synthesize the new content into the comprehensive plan document

Subsequent to synthesizing the plan, we will work to determine if the comprehensive plan still maintains the vision of the greater community and Town Council. Staff will work with the PZC to determine a public & community outreach strategy and timeline. Additionally, we'll work toward a project management outline and project schedule, but here's a start:

1. Project Initiation
  - a. Identify sponsor
  - b. Determine project charter
  - c. Stakeholder analysis
  - d. Communication plan
  - e. Determine project manager
  - f. Define roles & responsibilities
  - g. Create risk register/issue log
  - h. Define the purpose and goals of the project
  - i. Determine project outcomes
2. Project Scope
  - a. Determine goals and objectives
  - b. Determine assumptions, constraints and exclusions
  - c. Tasks & deliverables



3. Identify and engage a steering committee (?)
  - a. Set expectations and outcomes
4. Identify and engage Stakeholders
  - a. Set expectations and outcomes
5. Create a work plan & Schedule



- I. Call to Order – 5:08pm
- II. Swearing in of Commissioners:  
Description: Debbie Hoppe, Town Clerk, swore in Jim Clancy, Tab Bonidy, Chris Lubbers, and Jared Barnes.
- III. Roll Call  
All Commissioners present with exception of Commissioner Hardy.
- IV. Election of Chairperson, Vice Chairperson  
Commissioner Struve voted for Commissioner Clancy as Chairperson. The motion was seconded by Commissioner Bonidy and all were in favor.  
  
Commissioner Struve voted for Commissioner Minervini as Vice-chairperson. The motion was seconded by Commissioner Clancy and all were in favor.
- V. Additions & Amendments to the Agenda
  - Lot 12, Block 4, Wildridge – Follow-up to Conditions of Approval; added to agenda before Public Hearing.
- VI. Conflicts of Interest  
None.
- VII. Lot 12, Block 4, Wildridge – Follow-up to Conditions of Approval.  
Action: Commissioner Minervini made a motion to approve the 2 items as follows:
  1. Retaining walls Approved with Sierra Blend as presented.
  2. More Landscaping will be placed in front of and in between tiered shotcrete walls, every 6-10 feet, with Staff to approve the revised design. Native landscaping will be used such as Juniper, Sage, Serviceberry, and/or Rabbit brush. Rabbit brush is a preferred planting due to its mature height.Commissioner Struve seconded and all Commissioners were in favor. The motion passed unanimously.
- VIII. **PUBLIC HEARING:** Case #MJR15006  
Property Location: Lot 37, Block 3, Wildridge Subdivision  
Property Address: 4570 Flat Point  
Zoning: PUD – 2 Dwelling Units  
Applicant: Bobby Ladd, RAL Architects  
Owner: 4570 Flat Point, LLC  
Description: Major Design & Development Plan for a new duplex residence on Flat Point in Wildridge.  
Action: Commissioner Minervini made a motion to approve the Major Development Plan with the three (3) findings listed in Staff's report:
  1. The design meets the development and design standards established in the Avon Development Code.
  2. The design relates the development to the character of the surrounding community.
  3. The design reflects the long range goals and design criteria from the Avon Comprehensive Plan.Commissioner Bonidy seconded the motion and all Commissioners were in favor. The motion passed unanimously.
- VIII. Work Session / Orientation
  - PZC Work Plan Items
  - Meeting Organization – Food, Room setup

- IX. Meeting Minutes Approval
- April 21, 2015 Minutes  
Commissioner Struve made corrections to the draft minutes. Action on the April 21, 2015 minutes were deferred to the May 19, 2015 meeting.
- X. Staff Approvals
- 180 Nottingham Rd, Unit B 259 sq. ft. addition
  - 245 Chapel Place, Wells Fargo Fence Extension
- XI. Other Business
- Roundabout 4  
PZC agreed to the removal of horizontal sign bracket components in Roundabout 4.
- XII. Adjourn  
The meeting was adjourned at 7:35pm

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Approved this 19<sup>th</sup> Day of May, 2015

**SIGNED:**

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Jim Clancy, Chairman