



Site Tour of Hahnewald Barn – 3:30pm – 4:15pm

Property: Tract N, Block 3, Benchmark at Beaver Creek / 950 Millie’s Lane
Summary: On-site to review the Hahnewald Barn.

Site Tour of Cabin – 4:30 pm – 4:45pm

Property: Tract G, Block 2, Benchmark at Beaver Creek / One Lake Street
Summary: On-site to review the “Cabin on the Lake”.

-----Reconvened at Avon Town Hall -----

I. Call to Order

The meeting was called to order at 5:00pm.

II. Roll Call

All Commissioners were present.

III. Additions & Amendments to the Agenda

There were no changes to the agenda.

IV. Conflicts of Interest

There were no conflicts of interest disclosed.

V. Consent Agenda

No items.

VI. Comprehensive Plan for Town Properties & Multi-modal Transportation & Parking Plan - CONTINUED

Files: CPA17001 & CPA17002
Legal Description: N/A
Applicant: Town of Avon
Summary: For review and consideration are two master planning documents: 1) *Town of Avon Properties Development Strategies* - dated July 26, 2017, and 2) *Avon Multimodal Transportation and Parking Plan* - dated July 6, 2017.
Presentations: Tamera Nottingham-Underwood; Brian Sipes; John Curutchet; and Becky Zimmerman presented on specific aspects of the plan.
Public Comments: John Emanuel; Betsy Himman; Carol Swanwall, Mindy Feldman, Steve Orich; Suzan Orich; Doug Gray; Steve Moschovirtz; and Kim Salfeld voiced their opinions on the plan.
Action: The PZC asked staff to review the feasibility of moving the barn. Commissioner Howell motioned to continue the public hearing to September 5, 2017. Commissioner Minervini seconded the motion and the motion carried unanimously.

VII. Alternative Equivalent Compliance – Landscaping Modifications

File: AEC17004
Legal Description: Lot 9-14, Block 3, Benchmark at Beaver Creek Subdivision

Applicant: Bill Nutkins
Owner: Liftview Condominium HOA
Summary: Proposal to remove "Significant" trees with-out current replacement plan, based on previously planted (unapproved) trees.
Public Comments: None
Action: Commissioner Barnes motioned to approve the application with the following findings and conditions:

Findings:

1. The proposed application was reviewed pursuant to §7.16.120, Alternative Equivalent Compliance, and §7.16.080(f), Development Plan.
2. The proposed alternative achieves the intent of the subject design or development standard to the same or better degree than the subject standard;
3. The proposed alternative achieves the goals and policies of the Avon Comprehensive Plan to the same or better degree than the subject standard;
4. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard; and
5. The proposed alternative imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of the code.

Conditions:

1. The stream bank near trees A to C will be inspected for appropriate in-growth one year after tree removal.

Commissioner Glaner seconded the motion and the motion carried unanimously.

2. **Rezoning – East Avon Preserve Parcel**

File: REZ17003
Legal Description: Lot 1 & Lot 2, Section 8, Township 5 South, Range 82 West of the 6th Principal Meridian
Applicant/Owner: Town of Avon
Summary: Proposal to zone 6.5 acres with the Public Facility (PF) designation, and the remaining property with Parks (P) designation. Future development on the parcel is limited to road and trail construction bisecting the parcel, local housing, and community facilities.
Public Comments: None
Action: Commissioner Minervini motioned to approve the application with the following findings:

1. The Application was reviewed in accordance §7.16.050, Rezoning, Avon Development Code, and is found to be in substantial compliance with the review criteria and Avon Comprehensive Plan, as outlined in the staff report for the August 15, 2017 public hearing.
2. The Application is substantially compliant with the purpose statements of the Development Code.
3. By zoning the majority of the property Parks, the application will advance Purpose statement (k) which reads "Maintain the natural scenic beauty of the Eagle River Valley in order to preserve areas of historical and archaeological importance, provide for adequate open spaces, preserve scenic views, provide recreational opportunities, sustain the tourist-based economy and preserve property values."
4. The proposed zoning districts and associated land uses are compatible with surrounding existing and future planned development and land uses.

Commissioner Golembiewski seconded the motion and the motion carried unanimously.

VIII. Code Text Amendment for Landscape Section

File: CTA17002

Applicant/Owner: Town of Avon
Summary: Update to Chapter 7 and Chapter 8 focusing on 7.28.050, *Landscaping*, and 8.36.100 *Abatement*, for diseased tree removal.
Public Comments: None
Action: Commissioner Howell motioned to approve the application with the following findings:

1. The text amendments were reviewed with the criteria listed in Section 7.16.040(c), Review Criteria, and are found to be in substantial compliance as outlined in the staff report for the August 15, 2017 public hearing.
2. The text amendment promotes the health, safety and general welfare of the Avon community;
3. The text amendment promotes and implements the goals and policies of the Avon Comprehensive Plan;
4. The text amendment promotes and implements the purposes stated in this Development Code; and
5. The text amendment is necessary and desirable to respond to changed conditions and new planning concepts related to irrigation and best uses of water resources.

Commissioner Glaner seconded the motion and the motion carried unanimously.

IX. Approval of Meeting Minutes

- August 1, 2017 Meeting

Action: Commissioner Howell motioned to approve the meeting minutes; the motion was seconded by Commissioner Nusbaum and all were in favor with Commissioner Barnes abstaining due to his absence from the August 1, 2017 meeting.

X. Approval of Record of Decision

- MNR17021 – Minor Development Plan for Lot 7, Western Sage

Action: Commissioner Minervini motioned to approve the record of decision; the motion was seconded by Commissioner Howell and all were in favor with Commissioner Barnes abstaining due to his absence from the August 1, 2017 meeting.

XI. Staff Approvals and Updates

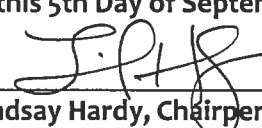
- MNR17033 – Minor Development Plan for 150 E. Beaver Creek Boulevard
Summary: Approval to remove one crabapple tree at Avon Plaza and replace with xeriscape.
- MNR17034 – Minor Development Plan
Summary: Roof Modification for Longsun lane property.
- MNR17035 – Minor Development Plan
Summary: Color change to Base Camp stucco and siding.
- Short Term Rental Application

XII. Adjourn

The meeting was adjourned at 9:03pm.

Approved this 5th Day of September, 2017

SIGNED: _____


Lindsay Hardy, Chairperson