



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 published agenda.

IV. Conflicts of Interest

None.

V. Landscaping Condition of Approval for Major Development Plan - Classroom Building Addition – PUBLIC HEARING

File: MJR18003
 Legal Description: Lot 5, 2A, and 2B Buck Creek Subdivision
 Applicant: Stephanie Lord-Johnson
 Summary: Landscaping requirements for the construction of a classroom building.
 Public Comment: None.
 Action: Commissioner Nusbaum motioned to approve the Landscape Plan with the following findings and conditions:

Findings:

1. The landscape plan elements presented satisfy the code requirements and properly address the additions requested by the PZC.
2. Removal of condition 8, which states, “stairs on north side of building be curvilinear in one steady arch,” is acceptable due to the stairs’ use, location, and screening by landscaping.

Condition:

1. All temporary irrigation systems shall be above ground and must be removed upon sufficient vegetation establishment, which shall not exceed one (1) year for ground cover, two (2) years for shrubs or three (3) years for trees.

Commissioner Howell seconded the motion. The motion failed with two (2) in favor and four (4) opposing.

Commissioner Nusbaum made a motion to approve the Landscape Plan with an added condition to read “A bioswale will be added between the southwest corner of the lower parking area and the detention pond”. The motion was seconded by Commissioner Glaner. The revised motion passed with a 6-0 vote.

VI. Major Development Plan and Alternative Equivalent Compliance Applications – PUBLIC HEARINGS

A. 4254 Wildridge Road West

File: MJR18001 and AEC18001
Legal Description: Lot 21A Block 3 Wildridge
Applicant: Jeff Manley
Summary: Proposal construct a new single-family house. This project requires an Alternative Equivalent Compliance application for the roof pitch under 4:12.
Public Comment: Clyde Hanks letter was referenced – attachment D to staff’s materials.

Action No. 1: Commissioner Barnes made a motion to approve the AEC application for Lot 21A, citing the following findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan; §7.16.090(f), Design Review, and §7.16.120 Alternative Equivalent Compliance;
2. The application is complete;
3. The application provides sufficient information to allow the PZC to determine that the application complies with the relevant review criteria;
4. Through the street-facing elements of the roof form, the AEC achieves the intent of the roof design standard to the same or better degree than the subject standard;
5. The AEC achieves the goals and policies of the Avon Comprehensive Plan to the same or better degree than the subject standard;
6. The AEC results in benefits to the community that are equivalent to compliance with the roof design standards; and
7. The AEC imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Avon Development Code.

Commissioner Glaner seconded the motion and the motion carried 5-1 vote.

Action No. 2: Commissioner Barnes made a motion to approve the MJR18001 application for Lot 21A, citing the following findings and conditions:

Findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan, §7.16.090(f), Design Review. The design meets the development and design standards established in the Avon Development Code;
2. The application is complete;
3. The application provides sufficient information to allow the PZC to determine that the application complies with the relevant review criteria;
4. The application complies with the goals and policies of the Avon Comprehensive Plan;
5. The demand for public services or infrastructure exceeding current capacity is mitigated by the application; and
6. The design relates the development to the character of the surrounding community.

Conditions:

1. If an updated survey positively confirms encroachments, turf grass on the north edge of Lot 21A shall be removed and replaced with unirrigated native seed; and
2. Temporary irrigation systems must be removed upon sufficient vegetation establishment, which shall not exceed one (1) year for ground cover, two (2) years for shrubs or three (3) years for trees.

Commissioner Glaner seconded the motion and the vote passed with a 5-1 vote; Golembiewski opposed.

B. 4250 Wildridge Road West

File: MJR18002 and AEC18002
Legal Description: Lot 21B Block 3 Wildridge
Applicant: Jeff Manley
Summary: Proposal to construct a new single-family house. This project requires an Alternative Equivalent Compliance application for the roof pitch under 4:12.
Public Comments: None
Action No. 1: Commissioner Barnes made a motion to continue the MJR18002 application for Lot 21B, pending revised roof pitch information. The motion was seconded by Commissioner Nusbaum. The motion passed unanimously with a 6-0 vote.

Commissioner Barnes made a motion to continue the AEC18002 application for Lot 21B; motion seconded by Commissioner Nusbaum. The motion passed unanimously with a 6-0 vote.

VII. Rezoning – Colorado World Resorts – PUBLIC HEARING

File: REZ18002
Legal Description: Section 12, Township 5, Range 82 PCLIN, NW ¼ of SE ¼
Applicant: Colorado World Resorts, LLC
Summary: Proposed rezoning to Residential High Density (with Short Term Rental Overlay) on the Highway 6 frontage, and Open Space, Landscaping, and Drainage (OLD) on the steep hillside above the buildable area.
Public Comment: No comments.
Action: Commissioner Barnes made a motion recommending approval of file REZ18002 to the Town Council citing the following findings:

1. The Application was reviewed in accordance §7.16.050, *Rezonings*, Avon Development Code;
2. The application and supporting documentation provides sufficient information for PZC to determine that the application complies with the review criteria and Avon Comprehensive Plan;
3. The Application is substantially compliant with the purpose statements of the Development Code by providing for the orderly, efficient use of the Property, while at the same time conserving the value of the investments of owners of property in Town; and
4. The Planning and Zoning Commission held a public hearing on April 17, 2018, and considered all written reports, referral comments, and public testimony, prior to making a formal recommendation to the Town Council.
5. The RH, OLD, and STRO districts are found to be compatible with adjacent residential development and open space surrounding the property.

Commissioner Golembiewski seconded the motion and the recommendation carried with a 6-0 vote.

VIII. Action on Records of Decision

- MNR18005 – addition - 2869 O’Neal Spur
Action: Commissioner Barnes made a motion to approve the Record of Decision for MNR18005. Commissioner Golembiewski seconded the motion and it passed 6-0 vote.

- MNR18006 - Re-roof -2637 Bear Trap
Action: Commissioner Barnes made a motion to approve the Record of Decision for MNR18006. Commissioner Howell seconded the motion and it passed 6-0 vote.
- MJR18003 AEC18004 – Walking Mountains Classroom Building
Action: Commissioner Barnes made a motion to approve the Record of Decision for MJR18005. AEC18004 Commissioner Nusbaum seconded the motion and it passed 6-0 vote.

IX. Action on Meeting Minutes

- April 3, 2018 PZC Minutes
Action: Commissioner Howell made a motion to approve the Record of Decision for MNR18005. Commissioner Barnes seconded the motion and it passed 6-0 vote.

X. Staff Updates

- May 1st Meeting
- Town Owned Properties Planning including Hahnewald Barn
- PZC Appointments & Training

XI. Adjourn

The meeting was adjourned at 7:30pm.

Approved this 1st Day of May 2018

SIGNED: _____
Lindsay Hardy, Chairperson