



- 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.

V. **Minor Development Plan** – Home Addition 2869 O’Neal Spur – **PUBLIC HEARING**

File: MNR18005
Legal Description: Lot 10B Block 2 Wildridge
Applicant: John Martin
Summary: Proposal construct an addition. This project was noticed with an Alternative Equivalent Compliance application, but the applicant verified Municipal Code compliance with the proposed color to avoid one.
Public Comment: None.
Action: Commissioner Nusbaum motioned to approve File MNR18005 with the following findings and conditions:

Findings:

- 1. The development application is complete;
- 2. The development application provides sufficient information to allow the reviewing authority to determine that the development application complies with the relevant review criteria;
- 3. The development application complies with the goals and policies of the Avon Comprehensive Plan; and
- 4. The demand for public services or infrastructure exceeding current capacity is mitigated by the development application.
- 5. 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.
- 6. The design relates the development to the character of the surrounding community.
- 7. The design reflects the long-range goals of the Avon Comprehensive Plan.
- 8. The overhang is visually harmonious and is designed to retain sufficient similarity to maintain a four-sided design.

Conditions:

- 1. The support pillar shall be built to design specifications in order to visually anchor the structure to the ground.
- 2. An ILC will be provided verifying compliance with location and setbacks at building permit submittal.

Commissioner Golembiewski seconded the motion and it passed with a 5-1 vote.

VI. Minor Development Plan - Re-roof 2637 Bear Trap – PUBLIC HEARING

File: MNR18006
Legal Description: Lot 31B Block 2 Wildridge
Applicant: Craig Jagger
Summary: Proposal for modification of a roof to standing seam metal.
Public Comment: None.
Action: Commissioner Glaner motioned to approve File MNR18006. Commissioner Howell seconded the motion. Commissioner Hardy suggested adding findings related to the uniqueness of the site and structure. The motioner and second agreed to the following findings:

1. The development application is complete.
2. The development application provides sufficient information to allow the reviewing authority to determine that the development application complies with the relevant review criteria.
3. The development application complies with the goals and policies of the Avon Comprehensive Plan.
4. The demand for public services or infrastructure exceeding current capacity is mitigated by the development application.
5. 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.
6. The design specifically complies with 7.28.090(d)(6), due to the location and color of the roof modifications.
7. Independent roof forms of the individual properties lead to the opportunity for variance in materials.

The motion passed with a 5-1 vote.

VII. Major Development Plan and Alternative Equivalent Compliance - Classroom Building Addition – PUBLIC HEARING

File: MJR18003 AEC18004
Legal Description: Lot 2A, 2B, and Lot 3 Buck Creek Subdivision
Applicant: Keegan Winkeller
Summary: Construction of a classroom building and AEC for roof pitch. A parking lot is proposed on 2A with a foot path on 2B to connect them.
Public Comment: None.

Action No. 1: Commissioner Barnes motioned to approve File MJR18003 with the following findings and conditions:

Findings:

1. The development application is complete.
2. The development application provides sufficient information to allow the reviewing authority to determine that the development application complies with the relevant review criteria.
3. The development application complies with the goals and policies of the Avon Comprehensive Plan.
4. The demand for public services or infrastructure exceeding current capacity is mitigated by the development application.

5. 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.
6. The design relates the development to the character of the surrounding community.
7. The design reflects the long-range goals of the Avon Comprehensive Plan.

Conditions:

1. The site plan shall be updated showing the pedestrian path at lower parking lot.
2. Snow storage shall be shown for all parking areas.
3. The missing landscaping elements elaborated in the staff report and by the PZC shall be presented to PZC prior to issuance of the building permit; additional landscape elements to include:
 - a. Rockery vs. wall
 - b. Rain gardens
 - c. Bioswales
 - d. Crevasse garden
 - e. Porous pavement
4. ERSWD and Fire review shall be completed before a building permit will be issued.
5. The pedestrian path between the parking lot and the upper campus is required to be completed before a TCO is issued for the building.
6. The path between the parking area and Walking Mountains Lane will be constructed within 2 years of CO issuance.
7. Retaining wall under south stairway will include treatment (i.e. mural or vertical metal siding)– to be approved by staff.
8. Stairs on north side of building be curvilinear in one steady arch.

Commissioner Howell seconded the motion and all were in favor. The motion passed unanimously.

Action No. 2:

Commissioner Barnes motioned to approve File AEC18004 with the following findings and condition:

Findings:

1. The development application is complete.
2. The development application provides sufficient information to allow the reviewing authority to determine that the development application complies with the relevant review criteria.
3. The development application complies with the goals and policies of the Avon Comprehensive Plan.
4. The demand for public services or infrastructure exceeding current capacity is mitigated by the development application.
5. 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.
6. The AEC results in benefits to the community that is equivalent to or better than compliance with the subject standard.

7. The AEC and resultant roof forms result in less impact on adjacent properties than would occur through compliance with the specific requirements of the Code by limiting projecting roof forms.

Condition:

1. The solar panels on the roofs are required to be installed before a TCO is issued for the building.

Commissioner Howell seconded the motion and all were in favor. The motion passed unanimously.

VIII. Special Review Use – Bed and Breakfast – CONTINUED PUBLIC HEARING from November 7, 2017 Meeting

File: SRU15004
Legal Description: Lot 37A and B; Lot 36A and B Block 2, Benchmark at Beaver Creek
Applicant: Todd Roehr
Summary: Extension of the Bed and Breakfast permit into perpetuity. The application was previously continued to April 3 and the applicant requests it continue again to June 5.
Public Comment: None.
Action: Commissioner Barnes motioned to continue the Public Hearing and FileSRU15004 to the June 5, 2018 meeting. Commissioner Nusbaum seconded the motion and all were in favor. The motion carried unanimously.

IX. Action on Record of Decision

- TMP17002 Temporary Vehicle Display at the Westin Riverfront
Action: Commissioner Golembiewski motioned to approve the findings of fact and record of decision. Commissioner Barnes seconded the motion passed with a 4-0 vote; Commissioners Howell and Nusbaum abstained due to their absence from the March 20, 2018 meeting.

X. Action on Meeting Minutes

- March 20, 2018 PZC Minutes
Action: Commissioner Golembiewski motioned to approve the March 20 meeting minutes. Commissioner Glaner seconded the motion and it passed 4-0. Commissioners Nusbaum and Howell abstained due to their absence from the March 20, 2018 meeting.

XI. Other Business

- Submittal Requirements; Town-Owned Properties Plan; Village (at Avon) File to Council; New Town Hall

XII. Adjournment – The meeting was adjourned at 7:40 p.m.

Approved this 17th Day of April 2018

SIGNED: _____

Lindsay Hardy, Chairperson