



**Planning & Zoning Commission
Meeting Agenda
Tuesday, September 4, 2018
One Lake Street – Avon Municipal Building**

If you require special accommodation, please contact us in advance and we will assist you. You may call David McWilliams at 970-748-4023 or email cmcwilliams@avon.org for special requests.

- I. Call to Order – 5:00pm**
- II. Roll Call**
- III. Additions & Amendments to the Agenda**
- IV. Conflicts of Interest**
- V. Joint Work Session with Avon Historic Preservation Advisory Committee - Hahnewald Barn**
Summary: The Planning and Zoning Commission, along with the Avon Historic Preservation Advisory Committee (collectively the Hahnewald Barn subcommittee), will review previous findings and final location options for the Hahnewald Barn relocation project.
- VI. Work Session – E-Bike Code Text Amendment**
Summary: Staff will review new E-Bike regulations, prepared for Town Council final action.
- VII. Work Session - Family Definition**
Summary: Staff will review of the Avon Municipal Code’s family definition, with recommendation and findings prepared for Town Council final action.
- VIII. Consent Agenda**
A – August 21, 2018 Meeting Minutes
B – Record of Decisions:
 - i. 2011 Beaver Creek Point addition – MNR18014
 - ii. 5032 and 5040 Wildridge Road East - PUD18002
 - iii. 4545 Flat Point – MJR18007
 - iv. 140 West Beaver Creek Boulevard – MNR18034
- IX. Staff Updates**
 - Staff approvals:
 - i. Buck Creek Condo fence
 - ii. 2485 Old Trail Fence
- X. Adjourn**

MEMO



To: Planning and Zoning Commission
Meeting Date: September 4, 2018
Agenda Topic: Hahnewald Barn Subcommittee Meeting
Prepared By: Matt Pielsticker, Planning Director

Summary

A work session will be held on Tuesday with members of the Avon Historic Preservation Advisory Committee (AHPAC). The Town has retained Anderson Hallas Architects (AHA) to bring the Hahnewald Barn project from concept, through schematic design. The initial meeting Tuesday evening with the Planning and Zoning Commission and AHPAC, collectively the Hahnewald Barn Stakeholder Group, will focus on information gathering after initial presentations. The Stakeholder Group is tasked with reviewing materials and providing formal recommendations to the Avon Town Council. The Avon Town Council will make final decisions regarding the design of the project, and authorizing next steps moving forward.

Agenda

- A. Introductions
- B. Hahnewald Barn History –AHPAC
- C. Background Study Information – AHA
- D. Programming - AHA
- E. Final Siting Considerations - AHA
- F. Schedule - AHA

Schedule

The tentative schedule moving forward is as follows:

September 11 – Barn Moving Report distributed to Town Council

September– Study and Finalization of Materials for Public Review

October 12 – Conceptual Design Materials Released for Public

Week of October 15

- Public Outreach
- Tours of Barn
- Stakeholder Group Meeting (October 16)

October 26 – Town Council Review of Comments, Findings, and Recommendations

December 4 – Stakeholder Group Meeting

December 11 – Final Presentation on Schematic Design and Cost Estimates



To: Planning and Zoning Commission
From: David McWilliams, Town Planner; Matt Pielsticker, Planning Director
Meeting Date: September 4, 2018
Topic: Electric Assisted Bicycles

Introduction

In 2017, the State of Colorado revised laws regulating Electric Assisted Bicycles (EABs) to allow them to be operated on paved recreation trails, subject to local jurisdiction. The revised state law also creates three “classes” of EABs and defines age requirements for Class 3 EABs. The draft ordinance, below, achieves the following:

- Define EABs in accordance with state law
- Define three “Classes” of EABs in accordance with state law
- List prohibited areas for EABs

Ch 10 Vehicles and Traffic - 10.08.010 Definitions

For the purposes of this Chapter, the words and phrases set forth in this Section shall have the following meanings:

ELECTRIC ASSISTED BICYCLE: A vehicle having three wheels or less, fully operable pedals, and an electric motor not exceeding seven hundred fifty (750) watts of power rating, and conforming to one of three classes as follows:

A. "Class 1 electric assisted bicycle" means an electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty (20) miles per hour.

B. "Class 2 electric assisted bicycle" means an electrical assisted bicycle equipped with a motor that provides assistance regardless of whether the rider is pedaling but ceases to provide assistance when the bicycle reaches a speed of twenty (20) miles per hour.

C. "Class 3 electric assisted bicycle" means an electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty-eight (28) miles per hour.

Motorized vehicle means any device, except for electric assisted bicycle, which by means of any motor or engine, whether assisted by human effort or not, operates or is capable of being operated in such a manner as to propel itself and/or its operator across or upon land, water, ice or snow, and includes, but is not limited to: all trucks, vans, automobiles, cars, dune buggies, motorcycles, motorscooters, mopeds, snowmobiles, boats, jet-skis, airboats or hydrofoils.

Restricted use area means all land and property, however owned, for which persons cited under the terms and provisions of this Chapter have not received permission from the owner or agent for the owner of said property, to engage in the act or acts for which said person was cited, and such permission, in order to constitute a defense to said citation, must have been given prior to the date on which such property owner or agent complained of such acts. Further, all property belonging to the Town shall also be considered restricted use area and all land zoned ~~OLD, PRM, SPG or GPEH~~ according to the official zone district map of the Town, regardless of ownership, shall be considered restricted use area. Roads, streets, alleys, highways, parking lots and parking structures, regardless of ownership, shall not be considered restricted use area.

10.08.020 - Prohibited acts.

No person shall park, drive, pilot or in any manner operate any motorized vehicle, as defined in Section 10.08.010, upon or across any restricted use area within the Town. Neither shall any person be a passenger upon, on or in any motorized vehicle or upon, on or in any conveyance parked, drawn, pulled, pushed or otherwise propelled by any motorized vehicle within the Town.

Bicycle and Pedestrian Paths: A person may operate a Class 1 or Class 2 electric assisted bicycle, with the motor activated, on any bicycle and pedestrian path in the Town, other than a bicycle and pedestrian path in any of the prohibited areas set forth below. Class 3 electric assisted bicycles are prohibited on all bicycle and pedestrian paths.

Prohibited Areas: It is unlawful for a person to operate an electric assisted bicycle with the motor activated in or on the following:

1. Children's playgrounds;
2. Turf areas or soft-surface trails;
3. Natural/unimproved areas; and
4. Sidewalks that are not part of a designated bicycle and pedestrian path.

10.32.060 – Gas Powered Motorized bicycles.

An operator of a gas powered motorized bicycle with a motor of 1 horse power or above shall possess a valid driver's license. Motorized bicycles may be operated in bicycle lanes included

within roadways. No motorized bicycles may be operated on any sidewalk, pathway or upon any public lands unless such operation is specifically designated.



To: Planning and Zoning Commission
From: David McWilliams, Town Planner; Matt Pielsticker, Planning Director
Meeting Date: September 4, 2018
Topic: Family Definition Amendment

INTRODUCTION

Last year, staff updated the definition of “family” in Avon Municipal Code to allow for more living situations. Before any change, the definition read:

Family means an individual living alone or either of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities:

- (a) Any number of persons related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship; or*
- (b) Any unrelated group of persons consisting of:*
 - (1) Not more than four (4) persons; or*
 - (2) Not more than two (2) unrelated adults and their children, if any; or*
 - (3) Not more than eight (8) developmentally disabled persons and appropriate staff occupying a dwelling unit and living as a single, nonprofit housekeeping unit.*

The change was made, with the following language:

Family means an individual living alone or either of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities:

- (a) Any number of persons related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship and **not more than one (1) additional person**; or*
- (b) Any unrelated group of persons consisting of:*
 - (1) Not more than four (4) persons; or*
 - (2) Not more than two (2) unrelated adults and their children, **and not more than one (1) additional person, if any**; or*
 - (3) Not more than eight (8) developmentally disabled persons and appropriate staff occupying a dwelling unit and living as a single, nonprofit housekeeping unit.*

This definition governs the amount of people allowed to live in a dwelling unit (house) and now allows the living arrangement of a traditional family plus a live-in caretaker or similar arrangement.

Staff has been directed by Town Council to reexplore the definition with PZC. Staff reviewed various municipal codes to distill a few different general strategies to accomplish expansion of the definition:

1. A square (or cubic) footage or bedroom count allowance, with language like: “Maximum two occupants per bedroom”, or “minimum 150 square feet per occupant.” This option is preferred as a backstop maximum occupancy, but does not seem appropriate for all locations and situations.
2. A higher limit on the number of unrelated persons that qualify as a family. Staff has seen the limit of 6 persons as the highest. Occasionally the maximum is increased in certain districts. Staff suggests changing the number from 4 to 5 unrelated individuals per

household.

3. A Special Review procedure, where occupants are required to demonstrate their congruence as a household. Staff does not favor this approach.
4. Increasing the number of non-related people allowed in a blood-related household. This addresses exchange students, au-pairs, and other similar arrangements. Last year, staff raised the number from zero to one. A further increase may be merited, but staff does not view it as an urgent matter to address now.

These options are not mutually exclusive and can sometimes be used in concert to create the preferred outcomes in different sized houses.

Staff suggests the following language for the modification:

Family means an individual living alone or either of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities; subject to the maximum occupancy limitations (see chart):

- (a) *Any number of persons related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship and not more than one (1) additional person; or*
- (b) *Any unrelated group of persons consisting of:*
 - (1) *Not more than ~~four (4)~~ five (5) persons; or*
 - (2) *Not more than two (2) unrelated adults and their children, and not more than one (1) additional person, if any; or*
 - (3) *Not more than eight (8) developmentally disabled persons and appropriate staff occupying a dwelling unit and living as a single, nonprofit housekeeping unit.*

<u><i>For a dwelling with a total finished area</i></u>	<u><i>Number of adult occupants</i></u>
<u><i>Of up to 2500 square feet</i></u>	<u><i>6</i></u>
<u><i>from 2501 to 3000 square feet</i></u>	<u><i>7</i></u>
<u><i>from 3001 to 3500 square feet</i></u>	<u><i>8</i></u>
<u><i>from 3501 to 4000 square feet</i></u>	<u><i>9</i></u>
<u><i>over 4000 square feet</i></u>	<u><i>10</i></u>

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



DATE OF DECISION: August 21, 2018
TYPE OF APPLICATION: Minor Development Plan
PROPERTY LOCATION: Lot 111, Block 1, Wildridge Subdivision
FILE NUMBER: MNR18014
APPLICANT: Tom Rummler

This Record of Decision is made in accordance with the Avon Development Code ("Development Code") §7.16.080(c):

DECISION: Approval of the development plan with 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;
2. The development application is complete;
3. The development application provides sufficient information to allow the PZC to determine that the development application complies with the relevant review criteria;
4. The development application complies with the goals and policies of the Avon Comprehensive Plan; and
5. The demand for public services or infrastructure is met by the development application;
6. The proposal meets the purpose of the Development Code as specified in §7.04.030(l);
7. The design meets the development and design standards established in the Avon Development Code;
8. The design of the storage addition and deck relates the development to the character of the surrounding community which is composed of steep gabled roof forms with shake shingles, and otherwise open uncovered deck designs; and
9. The solar panel element does not comply with the PUD Design Theme, Alternative Energy System Standards (section 7.28.100(g)(i)(C)); Roofs (section 7.28.090(d)(3)(iii)); Four-sided Design (section 7.28.090(d)(5)); and Wildridge Design Standards (section 7.28.090(e)(3)(i)(B)).

CONDITION:

1. The solar panel element of the project shall be removed;
2. An engineered site plan complying with the building envelope shall be approved by staff before a building permit will be issued; and
3. A planting plan showing three (3) 15-gallon shrubs between the corner of the addition and the street near the driveway shall be approved by staff before a building permit will be issued.

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

BY: _____ **DATE:** _____
PZC Chairperson

**PLANNING AND ZONING COMMISSION
FINDINGS OF FACT AND RECOMMENDATION TO TOWN COUNCIL**



DATE OF DECISION: August 21, 2018
TYPE OF APPLICATION: PUD Amendment
PROPERTY LOCATION: Lot 38, Lot 39 W, Block 4, Wildridge Subdivision
FILE NUMBER: PUD18002
APPLICANT: Bobby Ladd

This Record of Decision is made in accordance with the Avon Development Code ("Development Code") §7.16.060(h):

DECISION: Approval of the development plan with the following Findings and Conditions:

FINDINGS:

1. The application meets the eligibility requirements for a Minor PUD Amendment by not increasing density, increasing the amount of nonresidential land use, or significantly altering any approved building scale and mass of the development;
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 PUD Amendment does not change the character of the development and maintains the intent and integrity of the PUD with two residential dwelling units on the Property;
6. The PUD Amendment promotes the public health, safety and welfare over that of the existing development rights for a duplex because the Applicant is imposing stricter standards than the existing development standards; and
7. The Application is in conformance with §7.16.060(e)(4), Review Criteria, AMC, and compared to the underlying zoning, the Minor PUD Amendment is not likely to result in significant adverse impacts upon the natural environment or neighboring properties.

CONDITIONS:

1. The solar panel element of the project shall be removed;
2. An engineered site plan complying with the building envelope shall be approved by staff before a building permit will be issued; and
3. A planting plan showing three (3) 15-gallon shrubs between the corner of the addition and the street near the driveway shall be approved by staff before a building permit will be issued.

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

BY: _____
PZC Chairperson

DATE: _____

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



DATE OF DECISION: August 21, 2018
TYPE OF APPLICATION: Major Development Plan
PROPERTY LOCATION: Lot 31, Block 3, Wildridge Subdivision
FILE NUMBER: MJR18007
APPLICANT: Jeff Manly

This Record of Decision is made in accordance with the Avon Development Code ("Development Code") §7.16.080(c):

DECISION: Approval of the development plan with 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 met by the application; and
6. The design relates the development to the character of the surrounding community.

CONDITIONS:

1. 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;
2. A driveway culvert will be designed and approved by staff prior to issuing a building permit; and
3. A modified landscape plan showing 28 units provided within the easement line shall be approved by staff before a building permit will be issued.

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

BY: _____
PZC Chairperson

DATE: _____

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



DATE OF DECISION: September 4, 2018
DATE OF PUBLIC HEARING: August 21, 2018
TYPE OF APPLICATION: Minor Development Plan
PROPERTY LOCATION: Lot B, Avon Center at Beaver Creek Subdivision
FILE NUMBER: MNR18034
APPLICANT: Avon Beaver Creek Hotel LLC

This Record of Decision is made in accordance with the Avon Development Code ("Development Code") §7.16.080(c):

DECISION: Approval of the development plan with 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;
2. The development application is complete;
3. The development application provides sufficient information to allow the PZC to determine that the development application complies with the relevant review criteria;
4. The development application complies with the goals and policies of the Avon Comprehensive Plan and the planning principles for the Town Center District which include beautification and wayfinding; and
5. The proposal meets the purpose of the Development Code as specified in §7.04.030(l);
6. The design meets the purpose provisions of the Landscape Code, and Mobility and Connectivity Section of the Development Code; and
7. The design relates the development to the character of the surrounding community.

CONDITIONS:

1. Conditions from December 15, 2016 Major Design and Development Plan must be satisfied.
2. Wayfinding signage will be incorporated into the Master Sign Program package; the design will be consistent with currently approved blade sign design.
3. Modifications to the West Beaver Creek Boulevard Right-of-Way will be designed by the applicant, approved by staff, and paid for by the applicant.

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

BY: _____ **DATE:** _____
PZC Chairperson



Town Staff Present:

Matt Pielsticker, Planning Director
David McWilliams, Planner
Eric Heil, Town Attorney

I. Site Tour – 4:00 pm – 4:30pm

Summary: Optional site tour was conducted to review the Major Development Plan for Colorado World Resorts.

II. Call to Order

The meeting was called to order at 5:03 pm.

III. Roll Call

All Commissioners were present.

IV. Additions & Amendments to the Agenda

There were no changes to the agenda.

V. Conflicts of Interest

Commissioner Hardy recused herself of item number VIII.

VI. Minor Development Plan – 2011 Beaver Creek Point addition – PUBLIC HEARING -Tabled on 6/5/2018

File: MNR18014

Legal Description: Lot 111C Block 1 Wildridge

Applicant: Tom Rummler

Summary: Proposed construction of a storage shed, deck, and solar panel addition on the south side of the existing house.

Public Commenters: David Scherpf commented on the application

Action: Commissioner Golembiewski motioned to approve the application with 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;
2. The development application is complete;
3. The development application provides sufficient information to allow the PZC to determine that the development application complies with the relevant review criteria;
4. The development application complies with the goals and policies of the Avon Comprehensive Plan; and
5. The demand for public services or infrastructure is met by the development application;
6. The proposal meets the purpose of the Development Code as specified in §7.04.030(l);
7. The design meets the development and design standards established in the Avon Development Code;

8. The design of the storage addition and deck relates the development to the character of the surrounding community which is composed of steep gabled roof forms with shake shingles, and otherwise open uncovered deck designs; and
9. The solar panel element does not comply with the PUD Design Theme, Alternative Energy System Standards (section 7.28.100(g)(i)(C)); Roofs (section 7.28.090(d)(3)(iii)); Four-sided Design (section 7.28.090(d)(5)); and Wildridge Design Standards (section 7.28.090(e)(3)(i)(B)).

Conditions:

1. The solar panel element of the project shall be removed;
2. An engineered site plan complying with the building envelope shall be approved by staff before a building permit will be issued; and
3. A planting plan showing three (3) 15-gallon shrubs between the corner of the addition and the street near the driveway shall be approved by staff before a building permit will be issued.

Commissioner Barnes seconded the motion and the motion carried unanimously 7-0.

VII. Major Development Plan – Colorado World Resorts – PUBLIC HEARING

File: MJR18006
 Legal Description: Section 12, Township 5, Range 82 PCLIN, NW ¼ of SE ¼ aka Folsom Property
 Applicant: Colorado World Resorts, LLC
 Summary: Proposal for an 81 room condo complex.
 Public Commenters: Charlie Carter spoke about the application.
 Action: Commissioner Nusbaum motioned to continue the public hearing to the September 18, 2018 PZC meeting. Commissioner Golembiewski seconded the motion and the motion carried 7-0.

VIII. Minor PUD Amendment – 5032 and 5040 Wildridge Road East – PUBLIC HEARING

File: PUD18002
 Legal Description: Lot 38, 39 W Block 4 Wildridge Subdivision
 Applicant: Bobby Ladd with RAL Architects
 Summary: Proposed amendment allowing four (4) single family houses instead of two (2) duplexes; with a shared access drive from Lot 39 B.
 Public Commenters: David Stranjord commented on the matter.
 Action: Commissioner Nusbaum motioned to approve the application with the following findings and conditions:

Findings:

1. The application meets the eligibility requirements for a Minor PUD Amendment by not increasing density, increasing the amount of nonresidential land use, or significantly altering any approved building scale and mass of the development;
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 PUD Amendment does not change the character of the development and maintains the intent and integrity of the PUD with two residential dwelling units on the Property;

6. The PUD Amendment promotes the public health, safety and welfare over that of the existing development rights for a duplex because the Applicant is imposing stricter standards than the existing development standards; and
7. The Application is in conformance with §7.16.060(e)(4), Review Criteria, AMC, and compared to the underlying zoning, the Minor PUD Amendment is not likely to result in significant adverse impacts upon the natural environment or neighboring properties.

Condition:

1. Storm water drainage easements between property lines shall be demonstrated before subdivision;
2. Increase the east setback of Lot 39C by 40 feet; and
3. The shared driveway shall be maintained solely by the Home Owners Association of Lots 39 A-D and 38 A and B.

Commissioner Glaner seconded the motion and it carried unanimously 6-0 with Commissioner Hardy abstaining.

IX. Major Development Plan – 4545 Flat Point – PUBLIC HEARING

File: MJR18007
 Legal Description: Lot 31 Block 3 Wildridge Subdivision
 Applicant: Jeff Manly with Martin Manley Architects
 Summary: Proposed duplex design.
 Public Commenters: None.
 Action: Commissioner Barnes motioned to approve the item with 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 met by the application; and
6. The design relates the development to the character of the surrounding community.

Conditions:

1. 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;
2. A driveway culvert will be designed and approved by staff prior to issuing a building permit; and
3. A modified landscape plan showing 28 units provided within the easement line shall be approved by staff before a building permit will be issued.

Commissioner Glaner seconded the motion and the motion carried unanimously 7-0.

X. Minor Development Plan – 140 West Beaver Creek Boulevard – PUBLIC HEARING

File: MNR18034

Legal Description: Lot B, Avon Center at Beaver Creek Subdivision
Applicant: Avon Beaver Creek Hotel LLC
Summary: Modifications to approved Hotel Development Plan: New driveway and street level parking alignment, and revised landscaping including path connection to pedestrian mall.
Public Commenters: None.
Action: Commissioner Golembiewski motioned to approve the motion with 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;
2. The development application is complete;
3. The development application provides sufficient information to allow the PZC to determine that the development application complies with the relevant review criteria;
4. The development application complies with the goals and policies of the Avon Comprehensive Plan and the planning principles for the Town Center District which include beautification and wayfinding; and
5. The proposal meets the purpose of the Development Code as specified in §7.04.030(l);
6. The design meets the purpose provisions of the Landscape Code, and Mobility and Connectivity Section of the Development Code; and
7. The design relates the development to the character of the surrounding community.

Conditions:

1. Conditions from December 15, 2016 Major Design and Development Plan must be satisfied.
2. Wayfinding signage will be incorporated into the Master Sign Program package; the design will be consistent with currently approved blade sign design.
3. Modifications to the West Beaver Creek Boulevard Right-of-Way will be designed by the applicant, approved by staff, and paid for by the applicant.

Commissioner Howell seconded the motion and it carried unanimously 7-0.

XI. Consent Agenda

A – August 7, 2018 Meeting Minutes

B – Record of Decision – Home redesign and addition – AEC18007 and MNR18021

Action: Commissioner Barnes motioned to approve the consent agenda. Commissioner seconded the motion and it carried unanimously 6-0 with Commissioner Howell abstaining.

XII. Staff Updates

- Staff approvals:
 - i. Update to Solar approval - 2030 Beaver Creek Point

XIII. Adjourn

The meeting was adjourned at 9:42 pm.

Approved this 4th Day of September 2018

SIGNED: _____
Chairperson