



Site Tour – 4:00pm

254 Riverfront Lane – Riverfront Townhome Project  
Meet at cul-de-sac at the west of the site.

Regular Meeting – 5:00pm  
One Lake Street – Avon Municipal Building

- I. **Call to Order** – The meeting was called to order at 5:00pm.
- II. **Roll Call** - All commissioners were present except for Commissioner Barnes.
- III. **Additions & Amendments to the Agenda**- Swearing in of commissioners was delayed due to the absence of the Town Clerk. Appointments of a Chairperson and vice-chair were delayed due to Commissioner Barnes’ absence. Items VI and VII were switched in order. Item VIII c was postponed due to the late hour.
- IV. **Conflicts of Interest** – No conflicts of interest were disclosed.
- V. **Major Development Plan and Alternative Equivalent Compliance**

A. **4561 Flat Point – CONTINUED PUBLIC HEARING**

File: MJR18004 and AEC18005  
 Legal Description: Lot 32 Block 3 Wildridge  
 Applicant: Jeff Manley  
 Summary: Proposal to construct a new single-family house. This project required an Alternative Equivalent Compliance application for the roof pitch under 3:12 for metal roofing.

Action: Commissioner Howell motioned to deny the AEC with the following findings:

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 AEC does not achieve the intent of the roof design standard to the same or better degree than the subject standard;
- 3. The AEC does not achieve the goals and policies of the Avon Comprehensive Plan to the same or better degree than the roof design standards; and
- 4. The AEC does not result in benefits to the community that are equivalent to or better than compliance with the roof design standards.

Commissioner Nusbaum seconded the motion and it carried 6-0.

Action: Commissioner Glaner motioned to approve the 3:12 roof pitch alternative for MJR18004 with the following findings and condition:

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;
6. The design relates the development to the character of the surrounding community; and
7. No AEC is required for the center 1.5:12 roof pitch because it is consistent with the architectural style of the building.

**Condition:**

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.

Commissioner Nusbaum seconded the motion and it carried 6-0.

**B. 4250 Wildridge Road West - CONTINUED PUBLIC HEARING**

**File:** MJR18002  
**Legal Description:** Lot 21B Block 3 Wildridge  
**Applicant:** Jeff Manley  
**Summary:** Proposal to construct a new single-family house. The roof design was modified pursuant to previous PZC comments and the AEC was withdrawn.

**Action:** Commissioner Golembiewski motioned to approve the application with the following findings and condition:

**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.

**Condition:**

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.

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

**VI. Alternative Equivalent Compliance – 2290 Old Trail Road Fence- PUBLIC HEARING**

**File:** AEC18006  
**Legal Description:** Lot 100 Block 1 Wildridge

**Applicant:** Norman Mejia  
**Summary:** The applicant had a fence constructed on his property that did not meet the design specification of the Minor Development Plan approved by town staff earlier this year. The deviations from the code required an Alternative Equivalent Compliance application for the fence material and design.

**Action:** Commissioner Nusbaum motioned to deny the application with the following 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 does not achieve the intent of the subject design or development standard to the same or better degree than the subject standard;
3. The proposed alternative does not achieve the goals and policies of the Avon Comprehensive Plan to the same or better degree than the subject standard;
4. The proposed alternative does not result in benefits to the community that are equivalent to or better than compliance with the subject standard; and
5. The proposed alternative imposes greater impacts on adjacent properties.

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

**VII. Major Development Plan – 254 Riverfront Lane – PUBLIC HEARING**

**File:** MJR18005  
**Legal Description:** Lot 4 Riverfront Subdivision  
**Applicant:** Jim Telling with East-West Partners  
**Summary:** Application to build one triplex and six (6) duplexes on the property to the west of the Westin hotel and condo property.

**Action:** Commissioner Nusbaum motioned to continue the application pending an AEC application for the building distances under 15’ and additional design considerations. Commissioner Golembiewski seconded the motion and it carried 6-0.

**VIII. Work Sessions**

**A. CO World Resorts**

**Summary:** The architectural team sought guidance, prior to the development of design drawings for future development at 39380 Highway 6, with respect to developable area of the site.

**B. Planning and Zoning Procedures and Best Practices**

**Summary:** Eric Heil, Town Attorney for the Town of Avon, detailed the nuances of planning law, conflicts of interest, meeting order, motions, and records of decision.

**C. Sign Code**

**Summary:** This item was moved to another date.

**IX. Action on Meeting Minutes**

- May 1, 2018 PZC Minutes

**X. Staff Updates**

- Hahnwald Barn
- June 12 Joint Work Session with Town Council

XI. Adjourn

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Approved this 5th Day of June 2018

SIGNED:   
Chairperson