



**I. Call to Order**

The meeting was called to order at 5:05 by Planning Director Matt Pielsticker.

**II. Town Clerk Swearing in of Commissioners Howell and Golembiewski**

Debbie Hoppe, Avon Town Clerk, swore in the continuing Planning and Zoning Commissioners.

**III. Roll Call**

All Commissioners were present with the exception of Commissioners Hardy and Dammeyer. Commissioner Golembiewski acted as interim chairperson until Item VI. Commissioner Barnes arrived after roll call, during Item VI and resumed chair duties.

**IV. Additions & Amendments to the Agenda**

Written public comments regarding item X were distributed.

**V. Conflicts of Interest**

No Conflicts of interest were disclosed.

**VI. Consent Agenda: Basecamp Residential Project Entrance Sign – 38359 US 6**

**Action:** Commissioner Nusbaum made a motion to approve consent agenda. Commissioner Glaner seconded the motion. The consent agenda was approved unanimously 5-0.

**VII. Major Development Plan – 254 Riverfront Lane – CONTINUED 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. Continued from the May 15, 2018 meeting.

Public Comments: No public comments.

**Action:** Commissioner Nusbaum made a motion to recommend Town Council approval of 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. The design meets the development and design standards established in the Avon Development Code and the PUD Design Standards;
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; and
5. The design relates the development to the character of the surrounding community.

**Conditions:**

1. A satisfactory irrigation plan that achieves silver or better LEED standards, and demonstrates square footage coverage and hydrozones shall be presented to staff before a building permit will be issued;
2. No trees beyond those indicated on the landscape plan will be removed without the approval of the Town, and special efforts will be made to preserve existing vegetation.
3. 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.
4. The supply of water and fire services will be verified prior to issuing a building permit; and
5. The applicant shall provide a satisfactory snow removal plan on Riverfront Lane.

Commissioner Glaner seconded the motion and the motion passed unanimously 5-0.

**VIII. Workforce Housing Plan –PUBLIC HEARING**

File: CPA18001  
 Summary: Review of the Avon Workforce Housing Plan, with recommendation and findings prepared for Town Council final action.

Public Comments: Todd Roehr presented his review of short term rentals and their relationship to workforce housing.

Action: Commissioner Glaner made a motion to continue the item to the June 19, 2018 PZC meeting. Commissioner Golembiewski seconded the motion and it passed unanimously 5-0.

**IX. Special Review Use – 228 and 238 West Beaver Creek Boulevard - CONTINUED PUBLIC HEARING**

File: SRU15004  
 Legal Description: Lot 37 A&B Lot 38 A&B Block 2 Benchmark at Beaver Creek  
 Applicant: Todd Roehr  
 Summary: Application to extend the property’s Bed and Breakfast use in perpetuity. PZC asked for more information from the applicant during the initial public hearing.

Public Comments: There were no public comments.

Action: Commissioner Glaner made a motion to approve the SRU permit with the following findings and conditions:

Findings:

1. The Application was reviewed in accordance with Sec. 7.16.100 Special Review Use and determined to be eligible for consideration with the applicable review criteria;
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 public services and infrastructure needed for this application is provided by current capacity; and
6. The proposed use is consistent with the purpose and intent of the RD zone district, and the scale of adjacent uses and activities.

Conditions:

1. Permit is valid for 10 years, until June 5, 2028;
2. The owner shall ensure the duplexes are occupied with an operator;
3. The owner and/or operator shall ensure all guests, visitors, employees, owners and operators of the Bed and Breakfast park on-site; and

4. This use is granted to Mein Haus LLC, under control of Todd Roehr. Any change in ownership shall require advanced notification to Community Development, and re-review by the Planning and Zoning Commission.

Commissioner Howell seconded the motion and it carried unanimously 5-0.

**X. Minor Development Plan – 2011 Beaver Creek Point addition – PUBLIC HEARING**

File: MNR18014  
Legal Description: Lot 111C Block 1 Wildridge  
Applicant: Tom Rummeler  
Summary: Proposed construction of a garage, deck, and solar panel addition on the south side of the existing house.

Public Comments: Written public comments from were referenced, including Doug and Lisa Curry, Emily Horstmann, Debbie Connolly, Isaac Thompson; Richard Clubine, David & Mary Ann Scherpf, Cristian Basso. The following members of the public spoke on the application: David Scherff, 2011 Beaver Creek Point; Prentice O’Leary, 2060 Beaver Creek Point; Hugh Joyce 2001 Beaver Creek Point.

Action: Commissioner Howell made a motion to table the item pending further information. Commissioner Glaner seconded the motion and it passed unanimously 5-0.

**XI. Work Session - Sign Code**

Summary: Town staff delayed this work session until June 19, 2018.

**XII. Action on Meeting Minutes**

- May 15, 2018 PZC Minutes

Action: Commissioner Glaner made a motion to approve the May 15, 2018 meeting minutes. Commissioner Nusbaum seconded the motion, and all were in favor. The motion passed 4-0, with Commissioner Barnes abstaining due to his absence from the previous meeting.

**XIII. Action on Records of Decision**

- Major Development Plan and Alternative Equivalent Compliance - 4561 Flat Point

Action: Commissioner Howell motioned to approve the record of decision. Commissioner Golembiewski seconded the motion and it carried 4-0 with Commissioner Barnes abstaining due to his absence from the previous meeting.

- Major Development Plan - 4250 Wildridge Road West

Action: Commissioner Howell motioned to approve the record of decision. Commissioner Golembiewski seconded the motion and it carried 4-0 with Commissioner Barnes abstaining due to his absence from the previous meeting.

- Alternative Equivalent Compliance – 2290 Old Trail Road Fence

Action: Commissioner Howell motioned to approve the record of decision. Commissioner Golembiewski seconded the motion and it carried 4-0 with Commissioner Barnes abstaining due to his absence from the previous meeting.

**XIV. Staff Updates**

- Barn RFP Review
- July 3, 2018 meeting is cancelled.

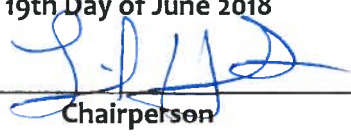
**XV. Adjourn**

The meeting was adjourned at 9:33 p.m.

---

Approved this 19th Day of June 2018

SIGNED: \_\_\_\_\_



Chairperson

6-28-18