



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 Rummier

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.

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Approved this 4th Day of September 2018

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

  
Chairperson

9-4-18