



- I. Call to Order – The meeting was called to order at 5:00 pm.
- II. Roll Call – All commissioners were present.
- III. Additions & Amendments to the Agenda – There were no additions or amendments to the agenda.
- IV. Conflicts of Interest – Commissioner Glaner recused himself from item V.

V. Wildridge Lot Split PUD Amendment – CONTINUED PUBLIC HEARING

File: PUD18006
 Applicant: Jeff Manley, Martin Manley Architects
 Property: Lot 22, Block 1, Wildridge Subdivision / 2177 Saddle Ridge Loop
 Owner: 2177 Saddle Ridge Loop LLC, Brandt Marott
 Summary: Zoning amendment to permit two single-family detached structures in place of one duplex structure, and two driveways instead of one.
 Public Comment: Larry Bennett, Linda Billera, Joe Bova Conti, and Becky Larson commented on the item.
 Action: Commissioner Howell Motioned to recommend the application to Town Council 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;
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; and
8. By continuing the December 4, 2018 public hearing and re-noticing the following public meeting schedule, substantial compliance with the notice requirements of §7.16.020(d)(4), General procedures and requirements, was met.

Conditions:

1. Storm water drainage easements between property lines shall be demonstrated at subdivision;

2. A plat amendment defining the neighboring landscape easement shall be recorded at subdivision;
3. The driveway proposal requires documentation of review by the Town Engineer and the Fire Department; and
4. At replatting, a plat amendment note shall include a building footprint not to exceed 1,900 square feet on each lot, a building envelope not to exceed 3,300 square feet on each lot, and a Livable Area not to exceed 2,800 square feet on each lot.

Commissioner Dammeyer seconded the motion and the motion carried 4-2.

VI. Work Session - Code Text Amendments

Summary: Code amendment for the following items were discussed: Alternative Equivalent Compliance; Inclusionary Zoning; Development Bonus; and Short-term Rentals.

VII. Consent Agenda

A – December 4, 2018 Meeting Minutes

Action: Commissioner Howell motioned to continue the consent agenda pending corrections to the labeling of items. Commissioner Hardy seconded the motion and it carried unanimously 7-0.

VIII. Staff Updates

IX. Adjourn – The meeting was adjourned at 8:15.

Approved this 5th Day of February 2019

SIGNED: _____


Chairperson