

I. Call to Order – The meeting was called to order at 5:00pm.

II. Roll Call – All commissioners were present except for Commissioner Dammeier.

III. Additions & Amendments to the Agenda – There were no additions or amendments to the agenda.

IV. Conflicts of Interest – No conflicts of interest were disclosed.

V. Major Design Plans and Alternative Equivalent Compliance – 2177 Saddle Ridge Loop - PUBLIC HEARINGS

A. North Home

File:

MJR19002 and AEC19001

Applicant:

Jeff Manley, Martin Manley Architects
Lot 22A, Block 1, Wildridge Subdivision

Owner:

2177 Saddle ridge Loop LLC, Brandt Marot

Summary:

Application for a new single-family home. An AEC was required for the roof pitch.

Action:

Commissioner Howell motioned approve AEC19001 with the following Findings:
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;
The AEC achieves the intent of the roof design standard to the same or better degree than the subject standard;
The AEC achieves the goals and policies of the Avon Comprehensive Plan to the same or better degree than the roof design standards, including Policy A.1.5;
The AEC results in benefits to the community that are equivalent to compliance with the roof design standards; and
By limiting the height of the building, the AEC imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Avon Development Code.

Commissioner Golembiewski seconded the motion and it carried 4-2.

Action:

Commissioner Howell motioned to approve MJR19002 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 Municipal 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.

Conditions:

1.

Any irrigated area located on the north side of the property shall be reseeded with native seed and removed from permanent irrigation; and

VI. Code Text Amendments – CONTINUED PUBLIC HEARING

File: CT19001
Applicant: Town of Avon

- 2. The spruce tree shall be installed so the crown does not come within ten (10) feet of the house.
 - Commissioner Golembiewski seconded the motion and it carried 5-1.
- B. South Home
- File: MJR19003 and AEC19002
Applicant: Jeff Manley, Martin Manley Architects
Property: Lot 22B, Block 1, Wildridge Subdivision
Owner: 2177 Saddle ridge Loop LLC, Brandt Marott
- Summary: Application for a new single-family home. An AEC was required for the roof pitch. Commissioner Barnes motioned approve AEC19002 with the following 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; The AEC achieves the intent of the roof design standard to the same or better degree than the subject standard;
 - 2. The AEC achieves the goals and policies of the Avon Comprehensive Plan to the same or better degree than the roof design standards, including Policy A.1.5;
 - 3. The AEC results in benefits to the community that are equivalent to compliance with the roof design standards; and
 - 4. By limiting the height of the building, the AEC imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Avon Development Code.
- Action: Commissioner Howell seconded the motion and it carried 5-1.
- 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 to the character of the surrounding community.
- Conditions:
- 1. The spruce tree shall be installed so the crown does not come within ten (10) feet of the house; and
 - 2. Windows that are approved by town staff may be added to the north elevation above the kitchen cabinet area.
- Action: Commissioner Howell seconded the motion and it carried 5-1.

Approved this 19th Day of March 2019
SIGNED: 
Chairperson

- VII. Consent Agenda
 - A – February 5, 2018 Meeting Minutes
 - B – MJR19001 – Major Design and Development Plan Record of Decision
 - Action: Commissioner Golembiewski motioned to approve the Consent Agenda. Commissioner Howell seconded the motion and it carried 5-0 with Commissioner Hardy abstaining.
 - VIII. Adourn - The meeting was adjourned at 6:40.
- Summary: Code amendments are proposed for the following items: Alternative Design (formerly Alternative Equivalent Compliance); Inclusionary Zoning; Development Bonus; Short-term Rentals; Roof Design; and Wildfire Mitigation.
- Public Comment: Ruth Bourne commented on the application.
- Action: Commissioner Barnes motioned to approve the application with the following Findings and Condition:
- Findings:
1. The application is complete;
 2. The application provides sufficient information to allow the reviewing authority to determine that the development application complies with the relevant review criteria;
 3. The text amendments were reviewed with the criteria listed in Avon Municipal Code Section 7.16.040(c), Review Criteria, and are found to be in substantial compliance as outlined in the staff report for the February 5 and 19, 2019 public hearings;
 4. The text amendments promote the health, safety, and general welfare of the Avon Community;
 5. The text amendments promote and implement the goals and policies of the Avon Comprehensive Plan;
 6. The text amendments implement the Avon Community Housing Plan by providing inclusionary housing requirements for new development;
 7. The text amendments promote and implement the purposes stated in the Development Code, including Section 7.04.030 (n), by achieving a diverse range of attainable housing types and price points to serve a diverse and stable full-time residential community;
 8. The Lot C, Avon Center at Beaver Creek property provided twenty (20) perpetually deed-restricted dwelling units on the property at the initial stage of development, as required by the original PUD and before a rezoning took place; and
 9. The text amendments are necessary and desirable to respond to changed conditions and new planning concepts.
- Condition:
1. Town staff and the Lot C owners will work together to recognize and offset deed restricted dwelling units in the ordinance.
- The motion carried unanimously 6-0.