



- I. **Call to Order** – The meeting was called to order at 5:02 pm.
- II. **Roll Call** – All commissioners were present except for commissioner Hardy. Commissioner Barnes acted as the chairperson.
- III. **Additions & Amendments to the Agenda** – There were no additions or amendments to the agenda.
- IV. **Conflicts of Interest**

V. **Major Design Review –2613 Bear Trap - CONTINUED PUBLIC HEARING**

File: MJR18011  
 Applicant: Jeff Manley, Martin Manley Architects  
 Property: Lot 27, Block 2, Wildridge Subdivision  
 Owner: Dana Del Gizzi  
 Summary: Jeff Manley presented a phased addition to the home.  
 Action: Commissioner Nusbaum motioned to approve the item with the following findings and conditions:

Findings:

1. The application is complete;
2. The application provides sufficient information to allow the PZC to determine that the application complies with the relevant review criteria;
3. 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;
4. The application complies with the goals and policies of the Avon Comprehensive Plan;
5. The extra demand for public services is met by the application; and
6. The design relates the development to the character of the surrounding community.

Conditions:

1. All disturbed areas will be reseeded with the originally approved native mix grass or sod;
2. Temporary irrigation systems must be above-ground and shall 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;
3. The units shall be in good standing with the Eagle River Water and Sanitation District before any TCO or CO will be issued for the additions; and
4. The deck shall be revised to bring it into conformance with applicable setbacks.

Commissioner Glaner seconded the motion and it carried unanimously 6-0.

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

File: MJR19001  
 Legal Description: Lot 4 Riverfront Subdivision  
 Applicant: Jim Telling  
 Owner: East-West Partners

Summary: Jim Telling, David Kaselak, and Pedro Campos presented an application to build two (2) duplexes on the property to the west of the approved Lodge building.  
Action: Commissioner Golembiewski 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 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. 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 satisfactory irrigation plan that achieves silver or better LEED standards, and demonstrates square footage coverage and hydrozones shall be presented to staff and approved prior to a building permit;
  3. A stormwater quality plan will be approved by staff before issuing a building permit;
  4. 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;
  5. A lighting spec sheet is required for confirmation of AMC requirements; and
  6. Staff shall verify existing easements and lot lines on a site plan before a building permit will be issued.

Commissioner Howell seconded the motion and it carried unanimously 6-0.

**VII. Code Text Amendments – PUBLIC HEARING**

File: CTA19001  
Applicant: Town of Avon  
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 Comments: Jeff Manley and Ruth Bourne commented on the application.  
Action: Commissioner Howell motioned to continue the public hearing to February 19 pending edits to the amendments. Commissioner Nusbaum seconded the motion and it carried unanimously 6-0.

**VIII. Consent Agenda**

A – December 18, 2018 Meeting Minutes  
B – Lot 22 Block 1 Wildridge PUD Amendment  
C – January 15, 2019 Meeting Minutes  
Action: Commissioner Nusbaum motioned to approve the consent agenda. Commissioner Glaner seconded the motion and it carried unanimously 6-0.

**IX. Adjourn – The meeting was adjourned at 8:35 pm.**

Approved this 19th Day of February 2019

SIGNED:  
Chairperson



