

# AVON PLANNING & ZONING COMMISSION MEETING AGENDA

**TUESDAY, OCTOBER 18, 2022**

**TUESDAY, OCTOBER 18, 2022 - 5:00PM CALL TO ORDER**

**320 EAST BEAVER CREEK BOULEVARD – FRONTGATE STAGING AREA**



**TUESDAY, OCTOBER 18, 2022 – 5:30PM RECONVENE AT TOWN HALL**

**100 MIKAELA WAY – TOWN COUNCIL CHAMBERS – AVON TOWN HALL**

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## **5:00PM- ONSITE REVIEW**

1. CALL TO ORDER AND ROLL CALL
2. STAFF PRESENTATION
3. QUESTIONS FROM COMMISSION
4. ADJOURN

## **5:30PM – RECONVENE AND REGULAR MEETING**

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF AGENDA
3. DISCLOSURE OF ANY CONFLICTS OF INTEREST OR EX PARTE COMMUNICATION RELATED TO AGENDA ITEM
4. **PUBLIC HEARING** – MATERIAL AND COLOR REVIEW | 38640 HIGHWAY 6 – FRONTGATE CONDOMINIUM (PLANNING DIRECTOR MATT PIELSTICKER)
5. CONSENT AGENDA
  - 5.1. OCTOBER 4, 2022 PLANNING AND ZONING COMMISSION MEETING MINUTES
  - 5.2. APPROVAL OF RECORD OF DECISION FOR FILE #AEC22003 & MNR22021 – EAGLE RIVER WATER AND SANITATION DISTRICT FENCE
6. ADJOURN

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MEETING AGENDAS AND PACKETS ARE FOUND AT: [WWW.AVON.ORG](http://WWW.AVON.ORG)

AGENDAS ARE POSTED AT AVON TOWN HALL, AVON RECREATION CENTER, ONLINE AND AVON PUBLIC LIBRARY

IF YOU HAVE ANY SPECIAL ACCOMMODATION NEEDS, PLEASE, IN ADVANCE OF THE MEETING,

CALL MATT PIELSTICKER AT 970-748-4413 OR EMAIL [MATT@AVON.ORG](mailto:MATT@AVON.ORG) WITH ANY SPECIAL REQUESTS.

**TO:** Planning and Zoning Commission  
**FROM:** Matt Pielsticker, AICP, Planning Director  
**RE:** Frontgate Mock-up Review  
**DATE:** October 13, 2022



**SUMMARY:** On September 7, 2022 the Planning and Zoning Commission approved **Major Development Plans** for the Frontgate condominium and townhome project located at 38460 Highway 6. The approval included the condition that ***“An on-site mockup will be reviewed and approved by PZC before completion of framing. The scale and design of the mockup shall be pre-approved by the Planning Director before framing.”*** Construction of Phase I (part of Condominium and two, 3-plex townhome buildings) commenced this spring. In July, the design of the mockup was authorized, and fabrication was recently completed. Now, the Planning and Zoning Commission is being asked to review and take action on the constructed mockup. The mockup is located at 320 East Beaver Creek Boulevard, within the fenced off-site staging area, in a portion of the north “rodeo” parking lot.

**DISCUSSION:** It is customary for the Planning and Zoning Commission to withhold final action on materials and colors until a physical mockup is reviewed. I encourage the Planning and Zoning Commission to review the hyperlinked plans before the onsite review in order to understand the general areas and amount of each material application.

Avon Municipal Code Section 7.28.090(c)(3)(i) states, *“The use of high quality, durable building materials is required. Exterior walls shall be finished with materials used in a manner sympathetic to the scale and architectural style of the building”*. Avon Municipal Code Section 7.28.090(d)(4)(i) states, *“Stone, stucco, wood siding, lap siding and exposed wood structural members are encouraged.”* All materials are compliant with applicable regulations and are earth-tone in color. Materials are of high quality, durable, and reflect the Town’s sub-alpine character.

**MOCKUP:** The Planning and Zoning Commission will review the mockup onsite to begin the October 18, 2022 meeting. The mockup includes stone veneer siding, composite shiplap siding, batten metal wall paneling, corrugated metal siding, fiber cement board siding, aluminum clad window, wood fascia, and asphalt shingle roofing.

**OPTIONS:** The Planning and Zoning Commission can take action to approve, approve with conditions, or continue action to a future meeting date. Specifically, the Commission can:

- Request additional material samples and/or information
- Take action to approve the materials and colors by motion and vote as presented.
- Take action to approve the materials and colors by motion and vote, with condition(s)
- Continue action to a future date



*Mockup*

# AVON PLANNING & ZONING COMMISSION

## MEETING MINUTES

TUESDAY, OCTOBER 4, 2022 - MEETING BEGINS AT 5:00 PM

100 MIKAELA WAY – AVON TOWN HALL



### 1. CALL TO ORDER AND ROLL CALL

**ACTION:** THE MEETING WAS CALLED TO ORDER AT 5:04PM BY CHAIRPERSON NUSBAUM

A ROLLCALL WAS TAKEN, AND PLANNING COMMISSIONERS PRESENT WERE MARTY GOLEMBIEWSKI, BILL GLANER, STEVE NUSBAUM, DONNA LANG, AND ANTHONY SEKINGER. ALSO PRESENT WERE PLANNING DIRECTOR MATT PIELSTICKER, PLANNER 1+ MAX MORGAN, AND A REPRESENTATIVE FROM BOTH ZEHREN & ASSOCIATES AND THE EAGLE RIVER WATER & SANITATION DISTRICT, WHO ARE THE APPLICANTS FOR MNR22021 AND AEC22006. COMMISSIONERS KEVIN HYATT AND TOM SCHAEFER WERE NOT IN ATTENDANCE.

### 2. APPROVAL OF AGENDA

**ACTION:** COMMISSIONER LANG MOTIONED TO APPROVE THE AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER SEKINGER, AND ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY WITH A 5-0 VOTE.

### 3. DISCLOSURE OF ANY CONFLICTS OF INTEREST OR EX PARTE COMMUNICATION RELATED TO AGENDA ITEM

THERE WERE NONE

### 4. **PUBLIC HEARING** – MINOR DEVELOPMENT PLAN AND ALTERNATIVE EQUIVALENT COMPLIANCE FOR FENCE | 950 W. BEAVER CREEK BLVD - EAGLE RIVER WATER AND SANITATION DISTRICT FENCE - FILES #AEC22006 & MNR22021 (PLANNER 1+ MAX MORGAN)

**PUBLIC COMMENTS:** THERE WERE NO PUBLIC COMMENTS

**ACTION:** COMMISSIONER GOLEMBIEWSKI MOTIONED TO APPROVE APPLICATION #AEC22006. THE MOTION WAS SECONDED BY COMMISSIONER GLANER. THE MOTION TO APPROVE WAS APPROVED UNANIMOUSLY, 5-0.

**ACTION:** COMMISSIONER GOLEMBIEWSKI MOTIONED TO APPROVE APPLICATION #MNR22021. THE MOTION WAS SECONDED BY COMMISSIONER GLANER. THE MOTION TO APPROVE WAS APPROVED UNANIMOUSLY, 5-0.

### 5. CONSENT AGENDA

5.1. SEPTEMBER 6, 2022 PLANNING AND ZONING COMMISSION MEETING MINUTES

5.2. APPROVAL OF RECORD OF DECISION FOR FILE #CTA22003 – DEVELOPMENT BONUSES

**ACTION:** COMMISSIONER SEKINGER MOTIONED TO APPROVE THE CONSENT AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER LANG. THE MOTION TO APPROVE THE CONSENT AGENDA WAS APPROVED UNANIMOUSLY, 4-0. COMMISSIONER GOLEMBIEWSKI ABSTAINED.

### 6. STAFF UPDATES

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- 6.1. MT2030 SUSTAINABILITY CONFERENCE RECAP
- 6.2. AMERICAN PLANNING ASSOCIATION, COLORADO CHAPTER ANNUAL CONFERENCE RECAP
- 6.3. STRs

7. **ADJOURN**

**ACTION:** COMMISSIONER NUSBAUM ADJOURNED THE MEETING AT 5:34PM

THESE MEETING MINUTES ARE ONLY A SUMMARY OF THE PROCEEDINGS OF THE MEETING. THEY ARE NOT INTENDED TO BE COMPREHENSIVE OR TO INCLUDE EACH STATEMENT, PERSON SPEAKING OR TO PORTRAY WITH COMPLETE ACCURACY. THE MOST ACCURATE RECORDS OF THE MEETING ARE THE AUDIO RECORDING OF THE MEETING, WHICH CAN BE OBTAINED FROM THE TOWN CLERK'S OFFICE BY SUBMITTING A PUBLIC INFORMATION REQUEST.

**APPROVED:**

X

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CHAIRPERSON

**PLANNING AND ZONING COMMISSION  
FINDINGS OF FACT AND RECORD OF DECISION**

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**DATE OF PUBLIC HEARING:** October 4, 2022  
**TYPE OF APPLICATIONS:** Minor Development Review / Alternative Equivalent Compliance  
**PROPERTY LOCATION:** 950 W. Beaver Creek / Tracts H, N, & O / ERWSD  
**FILE NUMBER:** AEC22006 / MNR22021  
**APPLICANT:** Melissa Marts, P.E. – Eagle River Water & Sanitation District

*This Record of Decision is made in accordance with the Avon Development Code §7.16.010*

**DECISION ON #AEC22006:**

**FINDINGS:**

1. The proposed application was reviewed pursuant to 7.16.120, Alternative Equivalent Compliance;
2. The proposed alternative achieves the intent of the subject design or development standard to the same or better degree than the subject standard;
3. The proposed alternative achieves the goals and policies of the Avon Comprehensive Plan to the same or better degree than the subject standard;
4. The proposed alternative results in benefits to the community that are equivalent to or better than the compliance with the subject standard;
5. The proposed fence update does not impose greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Avon Municipal Code (“AMC”).

**DECISION ON #MNR22021:**

**FINDINGS:**

1. The proposed application was reviewed pursuant to 7.16.080(f) Development Plan;
2. The design meets the development and design standards established in the Avon Development Code, with alternative design approved by AEC application;
3. The application is complete;
4. The application provides sufficient information to allow the PZC to determine that the application complies with the relevant review criteria;
5. The application complies with the goals and policies of the Avon Comprehensive Plan;
6. The demand for public services is unaffected.

**THESE FINDINGS OF FACT AND RECORD OF DECISION ARE HEREBY APPROVED:**

**BY:** \_\_\_\_\_  
PZC Chairperson

**DATE:** \_\_\_\_\_