



- I. **Call to Order** – The meeting was called to order at 5:00 pm.
- II. **Roll Call** – All Commissioners were present.
- III. **Conflicts of Interest** – No conflicts of interest were disclosed.
- IV. **Additions & Amendments to the Agenda** – There were no additions or amendment to the agenda.
- V.

**VI. Work Session – Village at Avon Development Approval History**

Summary: Town Manager Eric Heil presented the background and current regulatory landscape for the Village (at Avon) PUD and Subdivision. The purpose of the work session was to familiarize the Commission and Council with the governing documents and role of the different review bodies for different land use proposals.

**VII. Rezone – CONTINUED PUBLIC HEARING – 420 West Beaver Creek Boulevard**

File: REZ19001  
 Applicant: Town of Avon  
 Property: Lot 16 Block 2 Benchmark at Beaver Creek Subdivision  
 Summary: Proposal to change the zoning from Residential – High Density to Park.  
 Action: Commissioner Howell motioned to approve the item with the following findings:

1. The application is complete;
2. The application provides enough information to determine that the application complies with the relevant review criteria;
3. The application was reviewed in accordance with the general procedures outlined in Code Section 7.16.050;
4. The PZC held a public hearing on August 6, 2019, after providing necessary public notification in accordance with the Code;
5. The review criteria in Code Sections 7.16.050(c) and were reviewed and substantial compliance with the criteria was found;
6. The application complies with the stated purposes of the Development Code; and
7. There does exist potential for future housing projects that will achieve the intent of the development code and comprehensive plan.

Commissioner Golembiewski second the motion and it carried 4-3 with Commissioners Barnes, Nusbaum, and Dammeyer voting in opposition.

**VIII. Work Session – Screening**

Summary: Recent development applications have stretched the screening regulations contained in code and staff suggests a conversation about potential improvement. PZC recommended additional language in the code that mitigates adjacent impacts and better integrates with the landscape or architecture.

**IX. Consent Agenda**

A – PZC Meeting Minutes – August 6, 2019

B – Record of Decisions:

1. File #AEC19004 and MNR19012, Alternative Equivalent Compliance and Minor Development Plan for Lot 37B Block 4 Wildridge Subdivision / 5024 Wildridge Road East Unit B
2. File #SRU19001, Motion Rent A Car Special Review Use extension to File #SRU15004 Lot 18/19, Block 1, Benchmark at Beaver Creek Subdivision / 281 Metcalf Road, Unit 107

Action: Commissioner Nusbaum motioned to approve the consent agenda. Commissioner Howell seconded the motion and it carried unanimously 6-0 with Commissioner Golembiewski abstaining.

**X. Staff Approvals**

- A. MNR19020 – Landscape at 2480 Saddle Ridge Loop
- B. SGN19006 – Temporary Sign at First Bank
- C. MNR19021 – Addition at 4015 Wildridge Road West

**XI. Adjourn** – The meeting was adjourned at 7:08 pm.

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Approved this 3rd Day of September 2019

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

