

# AVON PLANNING AND ZONING COMMISSION

## MEETING MINUTES

TUESDAY MARCH 3, 2020

AVON TOWN HALL, 100 MIKAELA WAY, AVON, CO



### 1. CALL TO ORDER AND ROLL CALL

Chairperson Lindsay Hardy called the regular meeting to order at 5:01 p.m. A roll call was taken, and Planning Commission members present were Rebecca Smith, Jared Barnes, Steve Nusbaum, and Alex Dammeyer. Also present were Town Planner David McWilliams and Planning Director Matt Pielsticker.

### 2. CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

### 3. APPROVAL OF AGENDA

The agenda was unanimously approved.

### 4. BUSINESS ITEMS

#### 4.1. MAJOR DEVELOPMENT PLAN & ALTERNATIVE EQUIVALENT COMPLIANCE - 5085 WILDRIDGE ROAD EAST – PUBLIC HEARING

File: MJR20001 & AEC20001

Applicant: Jeff Manley

Location: Lot 3 Wildridge Point Subdivision

Summary: The applicant presented a new single-family house proposal.

Public Comment: David Strandjord commented on the project.

Action: Commissioner Barnes motioned to approve the AEC with the following findings:

1. The proposed application was reviewed pursuant to §7.16.120, Alternative Equivalent Compliance;
2. The proposed alternatives achieve the intent of §7.28.050(e) Landscaping Units, and §7.28.090(d)(4), Roofs, 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 compliance with the subject standard; and
5. The proposed alternative imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of the Code.
6. The proposed alternative landscape design responds to the native hillside design better than the landscaping standard;
7. The proposal alternative for roof height and pitch minimizes site disturbance better than meeting the standard; and
8. The continuous grade in excess of 45% makes meeting the roof height and pitch requirements difficult.

Commissioner Nusbaum seconded the motion and it carried unanimously 5-0.

Action: Commissioner Barnes motioned to approve the MJR application with the following findings and conditions:

Findings:

1. The proposed application was reviewed pursuant to §7.16.080(f), Development Plan,

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- §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 the development to the character of the surrounding community.

Condition:

1. ILCs are required to confirm building height, location and footprint.

Commissioner Nusbaum seconded the motion and it carried unanimously 5-0.

### 4.1 SIGN PLAN – AVON ROAD RAILROAD BRIDGE – PUBLIC HEARING

File: SGN20002

Applicant: Town of Avon

Summary: Proposed LED sign on the railroad bridge.

Public Comment: None

Action: Commissioner Dammeyer 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 application was reviewed pursuant to §7.16.160(f), Sign Plan. The application meets the sign standards established in the Avon Development Code;
4. The application complies with the goals and policies of the Avon Comprehensive Plan;
5. No extra demand for public services is made by the application;
6. The design relates the development to the character of the surrounding community;
7. The application allows individuality and promotes the expectation of attractive sign appearance;
8. Compliance with the policies and application criteria ensure sensitive use of the signs; and
9. Current code language for digital displays does not prohibit the proliferation of digital displays for non-governmental use.

Conditions:

1. Any sign use that is less strict than the policies and application criteria defined in Attachment 2 requires review by PZC; and
2. Town Council should consider a code text amendment limiting the use of digital signs.

Commissioner Barnes seconded the motion and it carried 3-2 with Commissioners Smith and

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Hardy voting in opposition.

### 4.2 APPROVAL OF CONSENT AGENDA

Commissioner Barnes motioned to approve the consent agenda. Commissioner Nusbaum seconded the motion and it passed unanimously 5-0.

### 5. OTHER BUSINESS

Staff discussed updates with various planning applications.

### 6. ADJOURN

There being no further business before the Commission, Commissioner Barnes moved to adjourn the meeting. The time was 7:00 p.m.

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*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 of the meeting, which is housed in the Town Clerk's office.*

**RESPECTFULLY SUBMITTED:**

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David McWilliams, Town Planner

**APPROVED:**

Lindsay Hardy, Chairperson \_\_\_\_\_