

**PLANNING AND ZONING COMMISSION MEETING MINUTES**  
**TUESDAY, JUNE 1, 2021**

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**1. CALL TO ORDER AND ROLL CALL**

Chairperson Jared Barnes called the meeting to order at 5:06 p.m. A roll call was taken, and Planning Commission members present were Steve Nusbaum, Donna Lang, and Anthony Sekinger. Also present were Town Planner David McWilliams, Planning Director Matt Pielsticker, and Town Attorney Paul Wisor.

**2. APPROVAL OF AGENDA**

Action: Commissioner Lang motioned to approve the amended agenda. Commissioner Sekinger seconded the motion and it carried unanimously 4-0.

**3. DISCLOSURE OF ANY CONFLICTS OF INTEREST OR EX-PARTE COMMUNICATION RELATED TO AGENDA ITEMS**

Trevor MacAllister joined the meeting.

Action: Discussion of potential conflicts for item 4.4 were delayed due to technical difficulties with Paul Wisor.

**4. BUSINESS ITEMS**

**4.1. 42 RIVERFRONT LANE – PUBLIC HEARING – CONDITION OF APPROVAL FOR SHUTTLE STAGING AREA ALONG RIVERFRONT LANE. (TOWN PLANNER DAVID MCWILLIAMS AND JIM TELLING).**

Commissioner Marty Golembiewski joined the meeting and stated he had no conflicts or ex-parte communication to disclose.

Public Comment: None.

Action: Commissioner Nusbaum motioned to approve the conditions of approval for MNR21019 with the following findings:

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.

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

**4.2. 540 NOTTINGHAM ROAD – LOT 70A, BLOCK 1, BENCHMARK AT BEAVER CREEK SUBDIVISION - PUBLIC HEARING – MAJOR DEVELOPMENT PLAN FOR A NEW DUPLEX BUILDING (TOWN PLANNER DAVID MCWILLIAMS AND ERIK LILLYDAHL).**

Public Comment: None.

Action: Commissioner Sekinger motioned to continue the item to the June 15, 2021 meeting. Commissioner Nusbaum seconded the motion and it carried unanimously 6-0.

**DISCLOSURE OF ANY CONFLICTS OF INTEREST OR EX-PARTE COMMUNICATION RELATED TO AGENDA ITEMS**

Action: Donna Lang and Trevor MacAllister noted potential conflicts with item 4.4. Paul Wisor noted that despite the case not being a public hearing, PZC is encouraged to hold the same conflict standards. Chairperson Barnes accepted the two conflicts and instructed the two Commissioners to disconnect from the meeting during item 4.4.

**4.3. 5743 WILDRIDGE ROAD – LOT 85, BLOCK 4, WILDRIDGE SUBDIVISION – PUBLIC HEARING – MAJOR DEVELOPMENT PLAN FOR ADDITION TO A SINGLE-FAMILY RESIDENCE (TOWN PLANNER DAVID McWILLIAMS AND CRAIG FRIEHAUF).**

Public Comment: None.

Action: Commissioner Nusbaum motioned to continue the item to the June 15, 2021 meeting. Commissioner Lang seconded the motion and it carried unanimously 6-0.

**4.4. EAST SWIFT GULCH RD. – PLANNING AREA J – DESIGN REFERRAL - PROPOSAL FOR A NEW HOTEL. THE VILLAGE AT AVON PUD REQUIRES PZC REFERRAL FOR LAND USE DECISIONS OF THIS TYPE. THE DISCUSSION WILL FOCUS ON STAFF'S ANALYSIS OF THE VILLAGE AT AVON'S DESIGN GUIDELINES AND PZC'S SUBSEQUENT REFERRAL LETTER. (TOWN PLANNER DAVID McWILLIAMS AND JOHN HANES, WORTH GROUP)**

Action: Commissioners shared their thoughts and discussed modifications to the referral letter.

**4.5. THROUGHOUT TOWN – CONTINUED PUBLIC HEARING - COMPREHENSIVE PLAN AMENDMENT FOR UPDATE TO THE 2018 AVON COMMUNITY HOUSING PLAN. (PLANNING DIRECTOR MATT PIELSTICKER).**

Public Comment: None.

Action: Commissioner Nusbaum motioned to continue the item to the June 15, 2021 meeting. Commissioner Sekinger seconded the motion and it carried unanimously 6-0.

**4.6. THROUGHOUT TOWN – PUBLIC HEARING – CODE TEXT AMENDMENT FOR VARIOUS CHANGES TO AVON DEVELOPMENT CODE (PLANNING DIRECTOR MATT PIELSTICKER).**

Public Comment: None.

Action: Commissioner Sekinger motioned to approve case number CTA21001 with the following findings:

1. The application is complete;
2. A public hearing was conducted on June 1, 2021, meeting Avon Development Code requirements;
3. The application provides sufficient information to allow the reviewing authority to determine that the development application complies with the relevant review criteria;
4. The application was reviewed per Avon Development Code Section 7.16.040(c), Review Criteria, and are found to be in substantial compliance as outlined in the staff report for PZC public hearing;
5. The application promotes the health, safety, and general welfare of the Avon Community;
6. The application promotes and implement the goals and policies of the Avon Comprehensive Plan;
7. The application help implement the Avon Community Housing Plan by clarifying housing density and intended locations; and
8. The text amendments are necessary and desirable to respond to changed conditions and new planning concepts.

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

**5. CONSENT AGENDA**

5.1. MEETING MINUTES – MAY 18, 2021

5.2. 5151A LONGSUN LANE – FENCE – MNR21013 AND AEC21003

5.3. 42 AND 126 RIVERFRONT LANE – SHORT-TERM PARKING – MNR21019

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

**6. STAFF UPDATES**

Action: Staff did not have any updates.

**7. OTHER BUSINESS**

7.1. PZC PREFERENCES FOR PAPER PACKETS

Action: PZC members talked about their preferences for packet materials and hybrid meetings.

**8. ADJOURN**

The meeting was adjourned at 8:34 pm.

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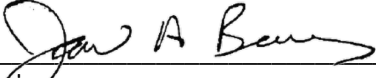
These meeting minutes are only a summary of the proceedings of the meeting. They are not intended to be comprehensive or to include each statement, person speaking or to portray with complete accuracy. The most accurate records of the meeting are the audio of the meeting, which is housed in the Town Clerk's office.

**RESPECTFULLY SUBMITTED:**

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David McWilliams, Town Planner

**APPROVED:**

  
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Chairperson