AGENDA

ASPEN PLANNING & ZONING COMMISSION

October 21, 2026

4:30 PM, Council Chambers
3rd Floor, 427 Rio Grande Pl,
Aspen

I. ROLL CALL

II. COMMENTS

III. MINUTES

III.A Draft Minutes - 7/1/26
minutes.apz.20260701 draft.pdf

IV. DECLARATION OF CONFLICT OF INTEREST

V. PUBLIC HEARINGS

V.A Resolution #__, Series of 2026_121 & 123 East Hyman Avenue_Special Review for Nonconforming Structures
121-123 East Hyman Avenue_3rd Hearing Memo_LPA-26-014.pdf
121-123 East Hyman Avenue_PZ Resolution XX Series of 2026.docx
Exhibit A_Updated Drawings and Calculations for 3rd Reading.pdf
Exhibit B_121-123 East Hyman Avenue_Review Criteria.pdf
Exhibit C_Reduced Application.pdf
Exhibit D_26.312.010 & 030 Non Conforming Structures - Duplex Floor Area (2010).pdf
Exhibit E_26.312.030 Non-conforming structures_review paths Interpretation.pdf
Exhibit F_Public Comment_10-9-2026_Good Thunder Condos.pdf

V.B Resolution #__, Series of 2026_1005 Waters Avenue_Residential Design Standards Variation
1005 Waters Avenue_Memo_LPA-26-081.pdf
1005 Waters Avenue_PZ Resolution #__, Series of 2026.pdf
Exhibit A_Review Criteria_1005 Waters Avenue.pdf
Exhibit B_Application_1005 Waters Avenue.pdf

VI. OTHER BUSINESS

VII. BOARD REPORTS

VIII. ADJOURN

TYPICAL PROCEEDING FORMAT FOR ALL PUBLIC HEARINGS

1) Conflicts of Interest (handled at beginning of agenda)
2) Provide proof of legal notice (affidavit of notice for PH)
3) Staff presentation
4) Board questions and clarifications of staff
5) Applicant presentation
6) Board questions and clarifications of applicant
7) Public comments
8) Board questions and clarifications relating to public comments
9) Close public comment portion of bearing
10) Staff rebuttal/clarification of evidence presented by applicant and public comment
11) Applicant rebuttal/clarification

End of fact finding. Deliberation by the commission commences. No further interaction between commission and staff, applicant or public

12) Chairperson identified the issues to be discussed among commissioners.
13) Discussion between commissioners*
14) Motion*

*Make sure the discussion and motion includes what criteria are met or not met

Revised January 9, 2021