AGENDA

ASPEN PLANNING & ZONING COMMISSION

July 15, 2026

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

I. ROLL CALL

II. COMMENTS

III. MINUTES

III.A Draft Minutes - 11/5/25
minutes.apz.20251105 draft.pdf

IV. DECLARATION OF CONFLICT OF INTEREST

V. PUBLIC HEARINGS

VI. OTHER BUSINESS

VI.A Resolution XX, Series of 2026 - 2026 Q2 Batch Request for Affordable Housing Fee-in-Lieu Payment
Staff Report_2026 Q2 AH Fee in Lieu Request.pdf
PZ Resolution #XX Series of 2026_2026 Q2 FIL Amended at PZ.pdf
Attachment A_Title 26 Policy 01-2024 - Expedited provision of required affordable housing via fee-in-lieu.pdf
Attachment B_FIL Request Letter for 628 McSkimming Road.pdf
Attachment C_FIL Request Letter for 823 E Dean Street.pdf
Attachment D_FIL Request Letter for 931 W Francis Street.pdf

VI.B Nonconformities Code Amendment, Work Session #3
Staff Report_PZ Work Session #3 Nonconformities Code Update FINAL.pdf
Attachment A_Chapter 26.312 Nonconformities Redlines FINAL.docx
Attachment B_Chapter 26.430 Special Review Redlines FINAL.docx

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