AGENDA

ASPEN PLANNING & ZONING COMMISSION

August 5, 2026

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

I. ROLL CALL

II. COMMENTS

III. MINUTES

III.A Draft Minutes 12/3/25
minutes.apz.20251203 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_PZ Resolution XX Series of 2026.docx
Staff Report_121-123 East Hyman Avenue_LPA-26-014.docx
Exhibit A_121-123 East Hyman Avenue_Review Criteria.docx
Exhibit B_Application.pdf
Exhibit C_Amended Application Architectural Set.pdf
Exhibit D_26.312.010 & 030 Non Conforming Structures - Duplex Floor Area (2010).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