

AGENDA

ASPEN PLANNING & ZONING COMMISSION

September 2, 2026

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



I. ROLL CALL

II. COMMENTS

III. MINUTES

III.A Draft Minutes - 3/4/26

[minutes.apz.20260304 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_2nd Hearing Memo_LPA-26-014.pdf](#)

[121-123 East Hyman Avenue_PZ Resolution XX Series of 2026.pdf](#)

[Exhibit A_2nd Reading Drawings.pdf](#)

[Exhibit B_121-123 East Hyman Avenue_Review Criteria.pdf](#)

[Exhibit C_Reduced Application.pdf](#)

[Exhibit D_Amended Application Architectural Set.pdf](#)

[Exhibit E_26.312.010 & 030 Non Conforming Structures - Duplex Floor Area \(2010\).pdf](#)

[Exhibit F_26.312.030 Non-conforming structures_review paths Interpretation.pdf](#)

VI. OTHER BUSINESS

VI.A Continued Meeting for Resolution #XX, Series of 2026 - P&Z Recommendation for Ordinance #11, Series of 2026, Fee Deferral Program for Qualified Locals

[Continued Staff Report_P&Z Recommendation on Ordinance #11, Series of 2026.pdf](#)

[P&Z Resolution #XX Series of 2026_Recommendation on Ordinance #11, Series of 2026.pdf](#)

[Ordinance #11, Series of 2026.pdf](#)

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