

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
TOWN OF OPHIR, CO 81426  
TUESDAY JANUARY 12, 2021 AT 7:00 PM  
REMOTE MEETING VIA ZOOM PLATFORM**

**Members in Attendance:** Janice Gerona, Val Sloan (Chair), Mark Ridders, Jen Rose, Allison Snyder Kingsley (Nominated Chair), Sonja Allen (joined late), Phil Hayden (joined late)

**Others in Attendance:** Ken Haynes (Town Manager/Building Inspector, left after Building Inspector discussion)

**APPROVAL OF AGENDA**

Janice moves to approve agenda, Mark seconds.

Yay: Jen, Val, Allison, Janice Mark

**APPROVE ANY COMPLETED MINUTES OR ZOOM RECORDING**

Mark moves to approve June meeting minutes, Val seconds.

Yay: Jen, Val, Allison, Janice Mark

Mark moves to approve July meeting minutes, Val seconds.

Yay: Jen, Val, Allison, Janice Mark

Jen moves to approve August meeting minutes, Val seconds.

Yay: Jen, Val, Allison, Janice Mark

Val moves to approve September meeting minutes, Jen seconds.

Yay: Jen, Val, Allison, Janice Mark

**BUSINESS ITEMS**

**A. Building Inspector Position**

Allison provides overview of Ken's request that P&Z decide how to proceed with the building inspector position. Allison proposes to recommend to the GA that Ophir find an interim inspector either by using a County Inspector or someone locally who is qualified, and then begin the search for a more permanent Building Inspector. Val, Jen, Janice and Mark agree.

**B. Chair Position**

Val motions to votes in Allison as P&Z Chairperson. Jen seconds.

Yay: Mark, Janice. Val. Jen.

Abstains: Allison

**C. Greenhouse**

The following topics were discussed relating to greenhouse. It was decided that Allison will draft up a provision based on the meetings discussion.

**1. How should we define a greenhouse?**

Mark and Allison note concerns with treating greenhouses as an accessory building because then many exceptions will be required. Janice, Val, and Jen agree that greenhouses should be defined as a separate structure.

## **2. What exception should be for exterior materials?**

Mark, Janice, Val, Jen and Allison all agree that materials other than what is currently allowed for exterior materials will have to be described.

## **3. Should there be an exception to the roof and/or height requirements (12 ft)?**

Jen looked into grow domes and found no reason why there would need to be an exception for height. Mark, Janice, Val, Phil, and Allison agree.

## **4. Should there be an exception that allow placement on setbacks?**

Allison proposes drafting language that requires greenhouses not be on the setback and include a variance option.

## **5. Should we allow the square footage to be expanded or combined for greenhouses?**

Jen has concerns that we'll discourage greenhouses if we don't allow some expansion of square footage for them. She found that a 380 SQ ft greenhouse would feed a family of four. Val says their growdome is smaller and it feeds two families of four. Allison proposes a compromise that allows 200 SQ Ft of a greenhouse not to be counted toward total square footage, and also maxes the greenhouse size at 400 square feet. Jen, Val, Janice, Mark agree to try that.

## **6. What, if any, limits should we put on how greenhouses are used?**

All agree greenhouses should not be used for commercial purposes.

## **D. Moderate Avalanche Zoning**

After discussion, Allison proposes to compile language, pulling from the Town of Vail, that could be used to amend the LUC and P&Z can return to this discussion next time. All agree.

## **E. Budget for LUC Revisions**

Mark proposes the P&Z take a vote on budget request while Allison recuses herself. Val holds the vote on whether to ask for at least 40 hours of work in the 2021 budget.  
Yay: Janice, Phil, Sonja, Jen, Val, Mark.  
Recused: Allison



