

**MINUTES OF THE PLANNING AND ZONING COMMISSION**

**TOWN OF OPHIR, CO 81426**

**Monday February 22, 2021 AT 7:00 PM**

**Remote Meeting via Zoom Platform**

***Members in Attendance:*** Janice Gerona, Jen Rose, Allison Snyder Kingsley (Chair, taking minutes), Ernie Watenpaugh, Phil Hayden (joined late)

***Others in Attendance:*** n/a

**APPROVAL OF AGENDA**

Janice moves to approve the agenda, Jen seconds.

Yay: Janice, Jen, Ernie, Allison

**APPROVE ANY COMPLETED MINUTES**

Janice moves to approve December minutes, Jen seconds.

Yay: Janice, Jen, Allison

Abstains: Ernie

Janice moves to approve January minutes, Jen seconds.

Yay: Janice, Jen, Allison

Abstains: Ernie, Phil

**BUSINESS ITEMS**

**A. Greenhouse LUC Amendment**

Review and discussion of proposed revisions to the LUC to allow for Greenhouses.

Janice moves to recommend the revise LUC language to the March GA, Jen seconds.

Yay: Janice, Jen, Allison, Phil

Abstains: Ernie

**B. Moderate Avalanche Zoning**

Executive session is called by Allison to discuss legal advice regarding Moderate Avalanche Zoning. All agree.

Following discussion of what sorts of requirements could be added to the LUC for building in the Moderate Avalanche Zone, it is agreed that Allison will incorporate these suggestions for discussion at the next P&Z meeting.



### C. LUC Enforcement

Executive session is called by Allison to discuss legal advice regarding enforcement requirements. All agree.

After discussion of municipal court, all agree on next step of learning more about what the costs and logistics of setting this up would be. Allison agrees to raise it at the next staff meeting.

After discussion of shed put up without proper permit at 214 Aurum, all agree with owner's proposal to remove shed by summer 2021 or bring it into compliance with the LUC.

After discussion of shed that is potentially being used as sleeping accommodations in violation of LUC, all agree for further discussion to be had with the owner asking the structure be brought into compliance after the winter season is over.

### D. Building Inspector Update

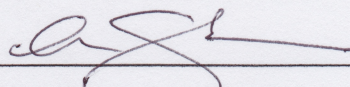
Allison provides an update on the search for a new building inspector. All agree it's important the inspector maintain neutrality.

### E. LUC Revisions Update

Allison notes that she'll compile feedback provided thus far to share with P&Z. Phil expresses concern of P&Z workload, asks to consider moratorium on new building permits. Allison agrees to inquire at staff meeting about this possibility.

Janice moves to adjourn, Ernie seconds.

Minutes approved on: 3/9/21

Chair Signature:   
Allison Snyder Kingsley