

**MINUTES OF THE PLANNING AND ZONING COMMISSION
TOWN OF OPHIR, CO 81426
TUESDAY, AUGUST 11th, 2020 7:00 PM
REMOTE MEETING VIA ZOOM
PLATFORM & IN PERSON**

Members in Attendance:

Valerie Sloan (Chairperson), Allison Snyder-Kingsley, Janice Gerona, Jen Rose, Ken Haynes (Building Official), Phil Hayden @ (970-728-3204),

APPROVAL OF AGENDA

APPROVE ANY COMPLETED MINUTES OR ZOOM RECORDING

BUSINESS ITEMS

A. Review the most recent Master Plan Draft

- The Planning and Zoning Committee discusses the recent Master Plan draft through different sections of the Master Plan.
- Question: Major Streets Plan? Town staff has not been able to find this document anywhere. P&Z decides to remove this from the Master Plan.
- History of the Ophir Valley is brought up. Should Native American history also be brought up? P&Z agrees that Native American history should be included. Doris Glynn is recommended as resource.
- Government: Should Self-Reliance Committee be added? Allison did not add them to the Master Plan because they are a citizen's group, not a sanctioned government committee.
- Community & Design: Discussion.
- Residential Character: From the survey, residents are okay with the home business, yet there are some questions in regard to regulation and enforcement in codes of home businesses.
- Affordable Housing & Deed Restricted Homes- Discussion.
- LUC Enforcement: Work on the LUC complaint based system. P&Z agrees that enforcement must change. There is

discussion on how the P&Z can assist the Town Manager (code enforcement officer) with LUC violations. Possible hiring of consultant to assist with the updating of the LUC to be considered in the 2021 budget.

- Discussion on how to better write surveys for the future.

B. Ferguson Lot Discussion with Herb McHarg

- The Ferguson family would like a determination and a letter from the General Assembly if they can build on their lot that is located in the moderate avalanche zone. Herb discusses Section 803.4 in the LUC and that dwellings apply only to High Avalanche zone. Herb says that in the code, there is a process for an Special Use Permit process to build in moderate avalanche zones. There is discussion with Herb and the Planning and Zoning Committee. Valerie reads the LUC as that it does allow building in the moderate path as long as you take the necessary steps.

The Planning and Zoning Committee go into a Work Session to Discuss Item B.

