**Minutes**

**P&Z Committee Meeting 12/8/20**

In attendance: Val Sloan, Ken Haynes, Janice Gerona, Allison Kingsley, Mark Rikkers, Phil Hayden, Jen Rose (others?)

Mark Rikkers taking Minutes

7:00pm Minutes from past meeting approved.

Ken reported on staff work. Noted that he is getting more community feedback about members wanting stricter compliance with regulations in general. Town staff is getting a lot more pressure to follow up on rules and creating a vision for the future. Val noted that is much of what we have to talk about tonight regarding master plan feedback and the road map for revising the LUC. Allison talked about the need for more clarity in LUC.

Val started the discussion about public feedback regarding the master plan. Community and committee members discussed/reviewed a variety of points that came out of public feedback. Allison offered her suggestions of changes to make given the feedback; committee members chimed in and Allison will provide committee with a list to help revise LUC and edit certain language in the master plan.

PZ is going to use a resolution for the approval of 2021 Master Plan as it is a guiding document rather than “law or rule,” which means only one reading by town rather than two, making for a somewhat simpler process. Phil feels the GA should have more opportunity for review and feedback. Allison feels we need to move past the guiding Master Plan generalities and on to specific revisions to the LUC. There was more debate on how to best move forward with the Plan and GA. PZ will be reviewing the Master Plan next month Jan. 12 meeting.

Val shifted topic to LUC. We are not talking LUC specific revisions tonight, but we need to develop a plan or road map for how to move forward with LUC. Ken stepped through thoughts about the past and process looking ahead. Ken sees enforcement component as most important change that needs to come out of revised LUC. Jen and Ken expressed that we should actively solicit comments from public to inform revisions. We intend to send out email solicitation with clear timeframe for feedback and priorities.

LUC Section 8 discussion. Building in Moderate avalanche zone has become a bit of hot topic and there is general lack of clarity. Intention was to include this discussion in this meeting, but Ken asking to push it off to January. There is concern around liability to town of Ophir, details being discussed with town attorney. Property owners and potential buyers/sellers want answers and town needs to provide clear consensus. Ken expressed concern about differences between lots/structures that are surrounded by existing buildings and lots that are out in open, like Spring Gulch. Clear concern expressed about nature of real estate changing and pressure/willingness to build in moderate zones, and mention of outside community perception that moderate zoning is an attempt by Ophir to simply limit development.

Val wants to step down and pass on Chair of PZ committee position to someone else. Allison wants to take over but concerned about conflict of interest with work on LUC in near future. Janice suggested we reach out to community to get new blood in the club. Val, Janice and Mark’s seats are up next month; they are asked to express their intent with the seats to Sydney before next GA.

Meeting adjourned at 9:20