

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
TOWN OF OPHIR, CO 81426  
TUESDAY, JUNE 9TH, 2020 7:00 PM  
REMOTE MEETING VIA ZOOM PLATFORM**

**Members in Attendance:**

Valerie Sloan, Janice Gerona, Ken Haynes, Allison Synder-Kingsley, Jen Rose,

**APPROVAL OF AGENDA**

Jen Rose motions to approve the agenda.

**APPROVE ANY COMPLETED MINUTES OR ZOOM RECORDING**

Valerie abstains from approving any completed minutes or zoom recordings at this time.

**BUSINESS ITEMS**

**A. Review Ghiglia Porch Addition-** The Ghiglia's are building a new one story porch on the front of their house. It is intended to match the second level porch on the South side of their house. The roof of the porch will match the existing roof. Trex decking & rails. Possible driveway & parking. This will need to be approved by Town Manager. There is discussion on the materials. There is discussion on the size of the porch and if the current proposed size will allow for a driveway/ off street parking. The final decision on how to proceed with the deck size and parking is to discuss this issue with the Ghiglia when issuing the permit. They will need to either reduce the size of their porch to allow for head in parking or park parallel to their house. Janice motions to approve. Valerie, Jen, Allison, and Janice vote yay, Ken abstains. This project is approved.

**B. Review Sloan Roof Pitch Addition-** Roof over their entry. The Sloan's intention is to match it with the existing home. Jen motions to approve. Janie, Allison, and Jen all vote yay. Ken and Valerie abstain. This project is approved.

**C. Review Worth Siding-** P&Z has received an updated building plan for the Worth project. They would like to keep the existing maroon siding and then pull the gray metal off, and wrap the remaining of the house with rusted corrugated metal. The Worth's were granted approval for building their home with the idea they would submit their materials at a later time. The Worth's neglected to submit their siding materials prior to installation. Currently the maroon siding is not considered skirting because it goes up to heights up 8 or 9 ft from the foundation. Mark measures that the metal on the West side is about 18-24 inches out above of the qualifications for skirting on this side. There is discussion on changing the metal to a rusted corrugated metal. At first presentation of the building project, all metal materials were rusted. Mark Worth is not positive about measurements. Valerie determines that the house is small enough that 5ft of skirting doesn't cover the windows or the doors. There is continued discussion on materials as they apply towards porches and decks. P&Z go into an executive session to discuss the siding. The Executive Session ended for P&Z and Corey and Mark are brought back into the meeting. Overall, P&Z cannot approve the skirting extending more than 5ft because of the LUC. Because of the height, essentially the skirting is becoming siding on the house and with the type of metal (painted) it becomes non compliant with the LUC. If P&Z did allow this, this would set precedents for future buildings. Valerie informs the Worth's they can apply for a Variance which would need to be voted on by the GA. They could potentially cut down the maroon siding below 5ft and use corrugated metal for the rest. Currently at this meeting, P&Z does not have a vote on their exterior finishes. If they wanted to keep this current plan they will need to submit a Variance for the July GA.

**D. Master Plan Redrafting-** There is discussion on the process of creating the Master Plan. Janice brings up the issue of needing to add to the Master Plan; roads and parking. Allison brings up adding survey questions to revisions in the Master Plan is important and will help with keeping things clear and concise. It would be helpful to have support behind each objective. Jen brings up the idea that realtors who are selling homes to people here in Ophir need to know what our Master Plan states such as being aware that short term rentals ( air b&bs) are not

allowed. Allison would like to combine Objectives and Policies. There is discussion on Open Space and Town-Owned Lots and creating an order in which the Town would sell Lots.