



Notice of the Regular Meeting of the Ophir Planning and Zoning Commission

6:00PM, Wednesday, October 8th, 2025

Town Hall

36 Porphyry St, Ophir, CO 81426

Zoom Link:

<https://us05web.zoom.us/j/85888694984?pwd=YbEcJUQyGWc8fSdeHjtPy9MaVsFWeo.1>

Passcode: 81426

Agenda:

1. Approve the Agenda
2. Adoption and Approval of September 2025 P&Z Regular meeting minutes
3. Staff Report
4. Business Items:
 - a. Town of Ophir Land Use Code Review
5. New Business
6. Adjourn

**Regular Meeting of the Ophir Planning and Zoning Commission
6pm MT September 10th, 2025**

1. CALL TO ORDER

- a. The meeting was called to order at 6:17pm by Gunnar Doyle

P&Z Members: Gunnar Doyle, Dan Forgrave, Allyn Hart, Mark Rosenthal, Phil Hayden

Non-P&Z Members: None

2. APPROVAL OF THE AGENDA

- a. Agenda was approved 4-0. Allyn abstained.

3. APPROVAL OF MINUTES FROM JULY P&Z MEETING

- a. Minutes were approved 5-0.

4. BUSINESS ITEMS

- a. Consideration of proposed greenhouse installation at 920 Aurum Street
 - a. P&Z approved proposed greenhouse in a 5-0 vote.
- b. Discussion of Residential Grid-Tied Solar Permitting Ordinance
 - a. Short discussion on ordinance draft. Awaiting feedback from other members of community prior to bringing forward. Phil asked why limited to grid tied solar installations.
- c. Town of Ophir Land Use Code Review
 - a. Items P&Z thought to amend from current version:
 - 1. 1205.2 Allow property holders to opt in to receiving e-mail notice of zoning applications. Get rid of newspaper noticing requirement.
 - 2. Global changes: Remove all references to “Town Enforcement Official” and “Ophir Municipal Court”. Also to remove references to penalties and associated costs.
 - 3. P&Z to look at definition of basement in other LUCs.
 - 4. P&Z to consider minimum square footage for a structure to be defined as a building.

5. NEW BUSINESS

- a. None.

6. ADJOURN

- a. On or about 7:25pm, the meeting was adjourned.