



Town of Ignacio Planning Commission Meeting Minutes

Wednesday, 6:00 pm, July 12, 2017

Handicapped Accessible

Abel F. Atencio Municipal Room, 570 Goddard Ave., Ignacio, CO 81137

I. Call to Order

Chairman Vigil called the meeting to order at 6:03 PM.

II. Roll Call

Present: Chair: Pete Vigil; Vice Chair: Gina Schulz; Members: Bill Baird, Teresa Campbell, Bernadette Lopez; Community Development Administrator: Dan Naiman; Ignacio Chamber of Commerce Representative: Andrea Taylor.

Absent: Members: Vacant – Alternate (1), Vacant – Alternate (2); Town Board Representative: Dixie Melton, Trustee.

Guests present: Ron Dunavant

III. Public Comments:

None.

IV. Approval of Minutes May 10, 2017

Ms. Campbell moved to approve the minutes of the May 10, 2017 meeting; Mr. Baird seconded the motion. It passed by unanimous voice vote.

V. Staff Report – Dan Naiman

Branding is moving forward; Mr. Naiman pointed out images/drawings on the community room wall. He has requested consultant to render these images in her software so that we get more response and feedback from the public. Hope to have the rendering by the next community meeting. Mr. Naiman stated that he would email the

time and location of the July 18 meeting to all the Planning Commission members. Mr. Naiman is hoping for constructive criticism of each of the concepts.

Rock Creek – Mr. Naiman has been pressing Mr. Olguin regarding his obligations, and he informed Mr. Naiman that he will be moving the big pile of dirt from that property. Once that is completed, he will begin the installation of the water line.

Last month's PC Meeting was cancelled, but hearing was held regarding the vacation of a portion of Sundown Street. Comments are in the packet for the commissioners to review. Town Board approved the vacation, 5 votes to 1. It will take effect 30 days after documents were filed.

Code Enforcement – This time of year, especially after a wet Spring, there is a lot of overgrowth, weeds, etc. Mr. Naiman has met with the Town Manager and Chief of Police to talk about code enforcement procedures. If a resident is in violation of the Code, they will be sent a letter stating that; they will have 10-14 days to correct the situation. If it is not corrected, they will get a second letter, stating they have one more week to correct the situation. After that, Mr. Naiman will turn it over to law enforcement, and the resident will be cited into court. Currently the ordinances in place are not specific with regard to junk on property, height of overgrowth, etc. Mr. Naiman hopes that the Planning Commission will give input in rewriting the ordinances to make them more specific so that there is consistency in what is required. His hope is that the ordinances will be rewritten prior to next Spring so that at the Spring Clean Up there will be notification of the new ordinances and the planned enforcement of them. Ms. Lopez commented on the possibility of hiring a code enforcement officer.

Mr. Naiman reviewed his permit list.

VI. Old Business

Update on Public Hearing regarding vacating a portion of Sundown Street. This was included in Mr. Naiman's report, so Chairman Vigil moved on to the Zoning Districts.

Revised Zoning Districts, Chapter 3, Section 3-5. Creation of a Transitional (T) zoning district classification revised per the 5-10-17 P.C. meeting. Discussion, comments and recommendations. Action- vote for approval or denial or table.

Mr. Naiman reviewed the conversation from the May 10 meeting. He stated that most of the types of occupancies will be under special use permits; this means that anything that does not fall under use by right will come before the Planning Commission for discussion and approval or denial. Ms. Campbell made a motion to approve the 3-5 Zoning Districts; Mr. Baird seconded the motion. The motion passed by unanimous voice vote.

VII. New Business

Right of first refusal for the 56-acre growth fund property. Mr. Naiman reviewed the history of this property (the Town used to own 70 acres and, when the recession hit in 2008, we sold 56 acres to the Southern Ute Tribe Growth Fund) and stated that he would

like to approach the Growth Fund and request right of first refusal should the Tribe decide to sell this property in the future. Mr. Naiman stated that he would like to enter into conversation with them regarding any plan they may have to develop that property. Mr. Naiman stated that this does not require a vote of the Planning Commission; it is more by way of information. Discussion ensued regarding the lack of space in which to grow, the possible acquisition of these 56 acres, the purchase of the slaughterhouse property, and the annexation of the County Road leading to the slaughterhouse property. This is still in the County's hands; it has not yet been quitclaimed to the Town. Ms. Schulz suggested a letter that all the Planning Commissioners sign. Mr. Naiman stated that he is open to that idea as the next course of action.

Code enforcement – This was covered in Mr. Naiman's staff report.

Chairman Vigil asked if the guest would like to say anything to the Planning Commission. Mr. Dunavant, with First National Bank, stated that they are considering putting a branch of their bank here and he is attending meetings to get a feel for things. He encouraged the Town to follow through with a flexible first right of refusal (the 56 acres or any part thereof). The Commissioners expressed appreciation for that insight. Chairman Vigil asked if First National had a location secured yet or not; Mr. Dunavant explained that it is quite a process and they are not at a point to make that determination yet. The Commissioners expressed their anticipation of the bank having a branch here in Ignacio.

VIII. Adjourn

Due to no further business before the Commission, Chairman Vigil adjourned the meeting at 6:53 PM.