



Town of Ignacio

P.O. Box 459  
540 Goddard Ave  
Ignacio, CO 81137

970/563-9494   
townofignacio.com 

## **Town of Ignacio Planning Commission Meeting Minutes**

**Wednesday, 6:00 pm, April 11, 2018**

Handicapped Accessible

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

I. **Call to Order** – Vice Chair, Gina Schulz, called the meeting to order at 6:00PM.

### II. **Roll Call**

**Present:** Vice Chair: Gina Schulz; Members: Bernadette Lopez, Teresa Campbell, Bill Baird; Clark Craig – Alternate (1), Vacant – Alternate (2); Town Board Representative: Dixie Melton, Trustee; Community Development Administrator: Dan Naiman.

**Absent:** Chair: Pete Vigil; Ignacio Chamber of Commerce Representative: Vacant

**Guests:** Ron Dunavant, Kathryn Kent, Justin Manley

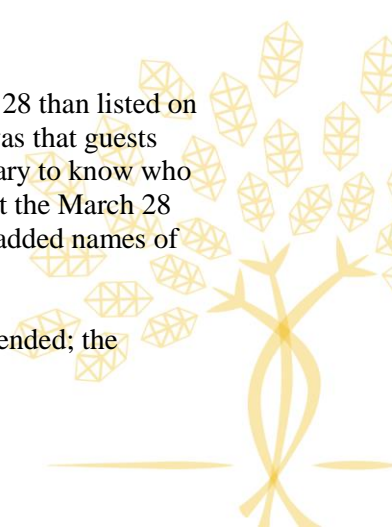
III. **Public Comments:** Ron Dunavant, First National Bank of Durango. Mr. Dunavant informed the Commissioners that he found out on Monday afternoon that the Bank is being bought by TBK Bank, SSB. The folks that are purchasing the bank are very interested in opening a branch in Ignacio. At this point details are not available, but Mr. Dunavant stated that he would keep the Commissioners apprised as he knows more.

Gina Schulz, 335 ½ Shoshone, stated that, as a community member, she is wondering what the Town is going to do about the increased drinking and drug use in Shoshone Park now that the weather is getting nicer. She is not sure if the Planning Commission needs to address this or if she needs to bring it up with someone else. Mr. Naiman responded by stating that the Park is not within the limits of the Town, so the Ignacio Police Department does not have jurisdiction over anything that takes place there; he said that the Town Board would be a better place to bring up this issue. Mr. Schulz stated that her main concern is who has liability if someone is injured or there is some other issue at the park. Ms. Melton suggested that Ms. Schulz talk with the Chief about this. Ms. Schulz stated that she will talk with Chief Phillips.

### IV. **Approval of Minutes – March 28, 2018**

Mr. Craig stated that he thought there were more guests at the meeting on March 28 than listed on the minutes that were brought to the Commission for approval. The consensus was that guests need to be announced, as there is no sign-in sheet or any other way for the secretary to know who all is present. Ron Dunavant, Kathryn Kent and Justin Manley were all present at the March 28 meeting. Vice Chair Schulz called for a motion to approve the minutes with the added names of the guests.

**Action:** Clark Craig moved to approve the minutes from March 28, 2018, as amended; the motion was seconded by Bill Baird and passed unanimously by voice vote.





## V. Staff Report – Dan

Mr. Naiman stated that he was happy to answer any questions. Ms. Campbell asked for clarification on the fence and shrub height issue. Mr. Naiman gave a brief history of how this change came about. Vice Chair Schulz stated that the discussion here needs to wait until we reach this point in the agenda and asked if there were any further questions regarding the staff report. There were none.

## VI. Old Business

- a. Draft language correction for section 3-6-2, re: fence heights along street fronts. Action. Ms. Campbell continued her questions and there was discussion regarding the wording and height limit on fences that abut streets.

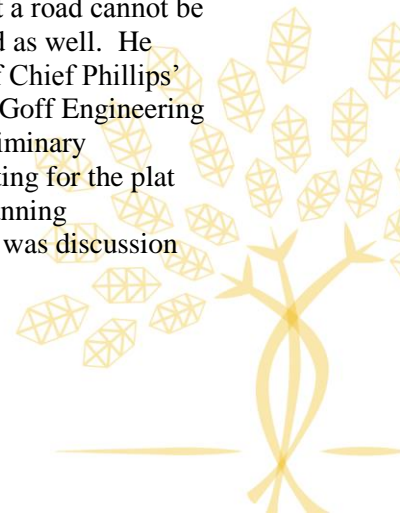
**Action:** Mr. Craig moved to accept the proposed language that Mr. Naiman was presenting; Mr. Baird seconded the motion. Ms. Lopez abstained; the motion passed.

- a. Discussion regarding meeting minutes and preferred form of presentation to the Planning Commission. Action. Discussion ensued regarding the length of the minutes, the detail involved, etc. Each Commissioner expressed their opinion and the reasons for their opinion. Discussion ensued regarding action minutes, transcripts, narratives, summaries, etc. Vice Chair Schulz called for a motion.

**Action:** Mr. Craig proposed that Tuggy do the minutes, summarize what happened to the best of her ability, that Dan review and edit those minutes; Dan will present those minutes to the Commission at the next meeting in the form of a summary with action. The Commission can then decide if they are getting what they hope for. Teresa Campbell seconded the motion; it passed by voice vote with Ms. Lopez voting against.

- b. Annexation update. CR 320 and 320 A, School District properties, Walker properties.

Mr. Naiman stated that he has asked Animas Surveying for an estimate cost for a plat for CR 320 A and Chief Phillips' property. He stated that in the statutes it states that a road cannot be annexed by itself; there must be property attached to the road that is annexed as well. He stated that he will contact Ms. Donna Young whose property is just South of Chief Phillips' to see if she would like to annex at the same time. Per Dr. Fuschetto (ISD), Goff Engineering will do the plat for CR 320 and the school. Mr. Walker has presented a preliminary annexation plat for his property adjacent to CR 320; Mr. Naiman is still waiting for the plat for the NE corner parcel; once he receives that, he will bring these to the Planning Commission for review. After this update, Vice Chair Schulz asked if there was discussion or comments; there was none.





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## VII. New Business

- a. Walker's Hardware property subdivision – discussion, comments, recommendation for Town Board Approval or bring back with revisions. Action.

Mr. Naiman stated that Mr. Walker would like to subdivide his property so that he can sell the Hardware Store by keep the carwash. Mr. Naiman stated that he needs to do research regarding set-back requirements; he also would like to address the current traffic pattern at this location since it seems to be at least awkward and potentially dangerous. If the property is subdivided, Mr. Naiman stated there would be an easement for traffic flow. Mr. Craig stated he would like more detailed information before making a decision; Ms. Campbell concurred. Mr. Craig stated that the Commission is concerned about the egress onto lot 3B as documented on the current plan.

**Action:** Mr. Naiman recommended that this item be tabled until research is completed regarding traffic pattern options.

Ms. Campbell asked if the home-based business was still going to come before the Planning Commission; Mr. Naiman stated that he tried to call that individual and the phone is no longer in service.

Ms. Campbell also asked about member qualifications and term limits for the Board of Adjustment. Mr. Naiman stated that the webinar was not helpful in determining this; he stated that he has nothing new to report. CML has some information, but no language on qualifications. Vice Chair Schulz asked if Mr. Naiman has presented this language to the Town Attorney. Mr. Naiman stated that he has presented it to the Town Manager and his response was that he and Mr. Naiman would discuss it later. Vice Chair Schulz asked if there was a timeline given; Mr. Naiman said there is no specific timeline and he has been able to work through current issues without conflict. He requested a little more time to address this issue; he hopes to have an update at the next meeting. By consensus, the Commission agreed.

Mr. Baird brought a property (Mr. Bartley's) to the attention of Mr. Naiman, stating it is an eyesore. Mr. Naiman stated that he will address that this week via a conversation with the owner. Vice Chair Schulz asked if Code Enforcement was part of Mr. Naiman's job description; he stated that he is authorized to inform the person of the code violation, but he is not authorized to cite them. His process is: a verbal conversation, a written letter, a written letter that is sent via certified mail, then law enforcement will cite them into court.

## VIII. Adjourn

Being no further business before the Planning Commission, Vice Chair Schulz entertained a motion to adjourn. Mr. Baird so moved; Ms. Campbell seconded; the motion passed unanimously. The next regular meeting is scheduled for Wednesday, May 9, 2018 at 6:00PM at Town Hall.

