



Town of Ignacio

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

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Town of Ignacio Planning Commission Meeting Minutes

Wednesday, 6:00 pm, May 23, 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. She requested that Justin Manley read his oath of office, which he did.

II. Roll Call

Present: Vice Chair: Gina Schulz; Members: Teresa Campbell, Bill Baird; Clark Craig – Alternate (1), Justin Manley – Alternate (2); Interim Town Manager: Mark Garcia.

Absent: Chair: Pete Vigil; Member: Bernadette Lopez; Town Board Representative: Dixie Melton, Trustee; Ignacio Chamber of Commerce Representative: Vacant

Guests: Ron Dunavant, Kathryn Kent

III. Public Comments: None.

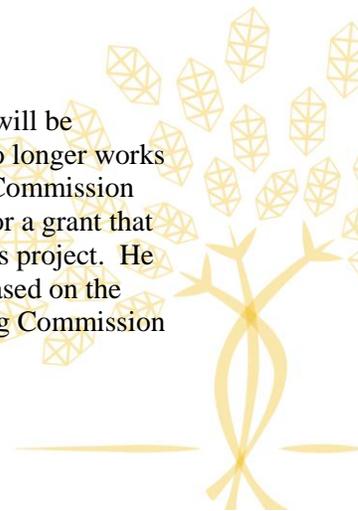
IV. Approval of Minutes – April 11, 2018

Vice Chair Schulz stated that under Item III she commented as a community member; the specific question that she would like answered is, Who has liability for Shoshone Park in the event that something were to go awry? Mr. Garcia stated that he would look into that and bring an answer back to Ms. Schulz as a community member. She stated that this needs to be in the minutes from last month's meeting. The Commission members did not receive the minutes from last month's meeting to be able to review them and vote on their approval.

Action: Ms. Campbell made a motion to table the minutes from the April 11, 2018, Planning Commission Meeting until the Commission gets the opportunity to review them. Mr. Baird seconded the motion; it passed unanimously.

V. Staff Report – Mark Garcia

Mr. Garcia apologized for not having a written staff report for the Commission; he will be assuming the role of staff support to the Planning Commission since Mr. Naiman no longer works for the Town. Mr. Garcia stated that his intent is to keep the work of the Planning Commission moving forward, especially regarding the Land Use Code update. He has applied for a grant that he hopes will cover the cost of a planner from Russell Engineering to assist with this project. He stated that it is best to look at the Land Use Code as a whole rather than in pieces based on the need that arises (for example, the fence height issue that was brought to the Planning Commission at last month's meeting).





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Ms. Campbell asked for this to be put into writing; she also requested to know the reasons for Mr. Naiman's termination of employment; she also requested the plan for filling this position; she expressed a desire that items be brought before the Planning Commission as needed (like the fence height issue) so that the Commission can discuss and address them rather than them being handled only at the staff level.

Mr. Garcia stated that, for those who desire to know more about Mr. Naiman's termination, he is available for individual meetings; however, this was a personnel issue, not a Planning Commission matter and he does not want it to become a Planning Commission matter.

Ms. Schulz asked what the plan is for the next steps. Mr. Garcia stated that he was the Planner for the Town of Pagosa Springs for nine years; his short-term plan is to cover Mr. Naiman's responsibilities and see what might be needed in the future to cover the many hats that Mr. Naiman wore. Mr. Garcia is exploring the option of sharing a Planner with the Town of Bayfield. He asked for clarification of what exactly Ms. Campbell was requesting he put in writing. She stated that she desires the items listed on today's agenda under the heading of staff report be put in writing for the next meeting. He agreed.

VI. Old Business

- a. Draft language correction for section 3-6-2, re: fence heights along street fronts.

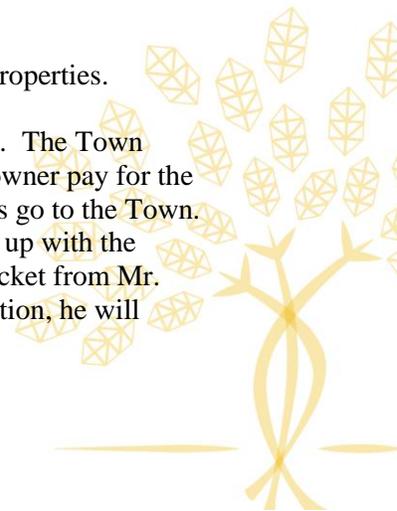
Mr. Garcia stated that he left all these items on the agenda to talk through with the Planning Commission. The language of the code is very problematic; Mr. Garcia stated that he would have preferred to start from scratch on this item because the language that was adopted by the Planning Commission last month immediately creates non-conforming walls and hedges throughout the Town. If there are significant changes like this, Mr. Garcia stated that there should be a public hearing for people to be able to comment. Discussion ensued regarding how individual cases would be handled and the plan for addressing the issues in the Code.

- b. Discussion regarding meeting minutes and preferred form of presentation to the Planning Commission.

The consensus was that a condensed version of the discussion should be included in the minutes, with the action written on a separate line so that it is easy to read. Tuggy will submit minutes to the Commission in this way; they are free to amend the minutes if they so choose.

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

Mr. Garcia will move this forward with assistance from Russell Engineering. The Town Board voted to waive the annexation fees while still requiring that the land owner pay for the cost of the plat. Mr. Craig asked if the water rights of the annexed properties go to the Town. Mr. Garcia stated this is part of the annexation agreement that will be drawn up with the property owner. Mr. Garcia stated that we do not yet have an application packet from Mr. Walker; once we receive a completed application and supporting documentation, he will bring this to the Planning Commission for review.





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VII. New Business

a. Changes to the Nuisance Code Language

Mr. Garcia stated that our Nuisance Codes are not adequate to have staff communicate clearly to the property owners that they are in violation of the code, nor to have the Police Department cite someone into Court for that violation. The judge would most likely throw out the citation because the Code is so poorly written. He handed out Chapter VII, Sections 4 and on. He read Section 4.2(a) as an example of the insufficiency of the Code as it is currently written. Mr. Garcia said that he would bring language for the Commission to review and discuss for this section of the Code. He hopes to have a decision to take to the Town Board and would like to pass an emergency ordinance to address the current issues of public health and safety. He gave the example that our Code states you cannot live in your RV for more than 3 days, but there is nothing in the code about living in your car. Ms. Campbell stated that SUCAP currently has a “Cars for Kids” program where they will accept donations of vehicles that they can turn over and sell; the money goes to the Head Start Program. SUCAP will supply a tax deductible receipt to the donor and pick up the donated vehicle.

Discussion followed regarding scheduling meetings and work sessions (first and third Wednesday of each month, respectively). Ms. Schulz will be out of town for June and part of July, but is willing to call in for the meetings. Mr. Garcia stated that Mr. Vigil will be out for back surgery and recovery; he has requested to be put on a sabbatical so that he can come back after he is recovered. Mr. Garcia told him that he would need to review the Bylaws to see what they say about number of absences before being removed from the Commission and if there are exceptions to that.

Mr. Craig requested that Mr. Garcia also look at Chapter VII, Section 1, and make recommendations on that section as well. Mr. Garcia agreed.

Mr. Garcia requested that the Commissioners look at Bayfield’s Municipal Code online; he stated that staff is working to get our Municipal Code available on this third-party website.

Mr. Garcia stated that there have been ordinances that were passed by the Town Board that never made it into the Municipal Code; this will be addressed by this third-party organization.

VIII. Adjourn

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

