



Town of Ignacio
Planning Commission Meeting Minutes

Wednesday, May 22, 2019 – 6:00 p.m.

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

I. Call to Order

Chairman Craig called the meeting to order at 6:04 PM.

II. Roll Call

Present: Chairman, Clark Craig; Members: Mandy Brown, Bill Baird, Gina Schulz; Town Manager, Mark Garcia; Dixie Melton, Town Board Representative (arrived at 7:25 PM)

Guests: Sharon Craig, Trustee; Lana Jo Chapin, Business owner

Absent: Teresa Campbell, Member

III. Public Comments:

None

IV. Approval of Agenda

Action: Mr. Baird moved to approve the agenda as presented; Ms. Schulz seconded the motion. It passed unanimously by voice vote.

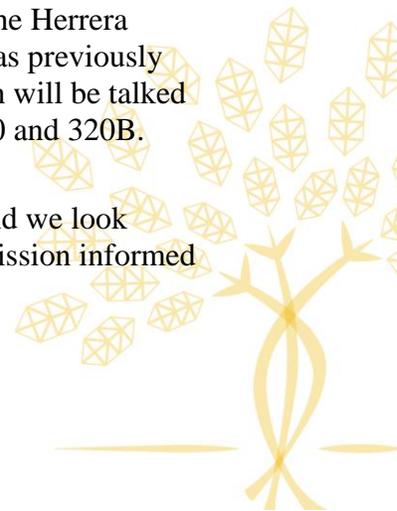
V. Approval of Minutes – April 10, 2019

Action: Mr. Baird moved to approve the minutes of the April 10, 2019 meeting as written; Ms. Schulz seconded the motion. It passed unanimously by voice vote.

VI. Staff Report & Permit List

Two potential subdivisions with the annexations that will be presented under New Business; these will be concurrent with the annexations. The first is the Herrera property on Romero Avenue (previously County Road 320), which was previously owned by ICC. The second property is the Walker subdivision, which will be talked about under annexations, and that property straddles County Road 320 and 320B. These will most likely be brought to either the June or July meetings.

Traffic count on Goddard / Becker intersection has been completed and we look forward to receiving the report soon. Mr. Garcia will keep the Commission informed regarding the report and the next steps to take.





Mr. Garcia stated that the Planning Commission is not usually involved in the day-to-day of the Building Department; as such, he would prefer to not submit a Building Permit List as Mr. Naiman used to do. He asked the Commissioners what their preference was. Discussion ensued regarding the reasons this list was present to the PC in the past. Mr. Garcia stated that he will continue to provide the list to the Planning Commission.

VII. Old Business

a. Annexations – Update

Town Board and School Board have a joint work session scheduled on June 13 to continue discussions regarding the annexation agreement. Mr. Garcia reviewed some of the details that are being worked on. Once this is in final form, it will be brought to the Planning Commission for review (hopefully on June 12) before it goes to the School Board and Town Board for final approval.

Walker and Herrera annexations will be addressed under new business.

b. Municipal Code Update – April 10 and April 24 Work Session Reports

These will be addressed in the work session immediately following this meeting.

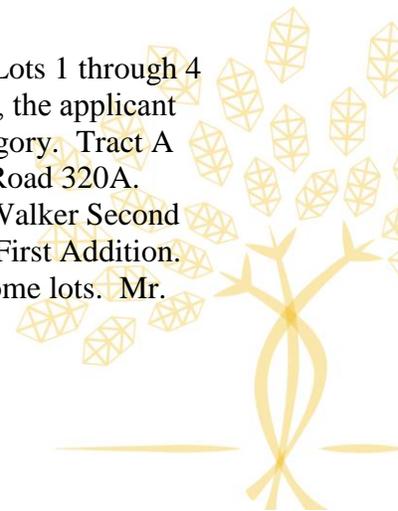
VIII. New Business

a. Annexation Schedule

A resolution will be presented to the Town Board at the June 17 meeting to begin the annexation process for the Walker and Herrera properties. Mr. Garcia will bring the plats to the June 12 Meeting for the PC to review. He would like to set a public hearing for the July 22 Board Meeting. He is not sure he will have the annexation agreements drawn up by June 12; he will give an update on the process. Mr. Garcia stated that Mr. Walker plans to subdivide one of the lots that will be annexed and hopes to keep the other lot as an agricultural lot. The lot next to Mr. Walker's is currently being used for agricultural purposes as well. The Herrera property currently is planned for single family homes.

b. Walker Subdivision Discussion

Mr. Garcia referenced the Walker First Addition, which includes Lots 1 through 4 and Tract A. In the Town's current minor subdivision regulations, the applicant can create up to five lots and still be in the minor subdivision category. Tract A would be dedicated to the Town because is it technically County Road 320A. This subdivision will be done concurrently with the annexation. Walker Second Addition will be included on the annexation plat with the Walker First Addition. The Second Addition will be subdivided into two single-family home lots. Mr.





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Garcia requested the Planning Commission to entertain allowing these two subdivisions as one, for a total of six lots (one lot over the maximum of 5 lots to be considered a minor subdivision) in order to streamline the process of development and growth. Mr. Craig asked if the PC can recommend to the Town Board that this be done since the PC doesn't have authority to change the code. Mr. Garcia concurred. Mr. Craig referenced the existing Code, Section 2-7-1, to see if there is any leeway to make this recommendation. After some discussion about zoning, the possibility of changing the use later, setting precedence, etc., Mr. Craig asked if there was consensus. The PC concurred that, if the Board is inclined, they would be in favor of Mr. Walker presenting the six lots as a single minor subdivision.

IX. Other Business

None

X. Adjourn

Being no further business before the Planning Commission, Chairman Craig adjourned the meeting at 6:43 PM.

The next regularly scheduled meeting will be on June 12, 2019 at 6PM in the Abel F. Atencio Community Room at Town Hall, with a work session immediately following.

