



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, February 10, 2021 – 6:00 p.m.

Remote Public Meeting

I. Call to Order

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

II. Roll Call

Commissioners Present: Clark Craig (Chairman), Mandy Brown, Teresa Campbell

Commissioners Absent: Dixie Melton (Town Board Representative)

Staff Present: Mark Garcia, Interim Town Manager

Guests: Sharon Craig, Ron Dunavant

III. Public Comments:

Ron Dunavant praised the Town regarding the Rock Creek project. Bayfield and Pagosa Springs are coming to the same conclusion as Mr. Garcia, which is that the projects are becoming increasingly difficult to achieve without governmental assistance due to rising costs of materials. He suggested that the Town look for ways to make that happen, but felt that the town was on the right track overall.

Ms. Brown thanked Mr. Dunavant for bringing this to their attention.

IV. Approval of Agenda

Ms. Brown commented that the International Building Code was not included on the agenda.

Mr. Garcia stated that it would be part of his staff report.

Action: Ms. Brown moved to approve the agenda; Ms. Campbell seconded. It passed unanimously by voice vote.

V. Approval of Minutes

- a. Work Session Report from the October 23, 2019 meeting

Action: Ms. Brown moved to approve October 23, 2019 Planning Commission Work Session Report, with a correction on page 2, under section 3; Ms. Campbell seconded the motion. It passed unanimously by voice vote.

- b. Minutes from the January 08, 2020, meeting





Mr. Craig commented that there was no documentation of these minutes due to a technical glitch with the recording of the February 26, 2020, meeting, and felt that they should be approved in order to maintain formal documentation.

Action: Ms. Campell moved to approve January 08, 2020 Minutes; Ms. Brown seconded the motion. It passed unanimously by voice vote.

- c. Minutes from the March 11, 2020, meeting

Action: Ms. Brown moved to table the March 11, 2020 Minutes; Ms. Campbell seconded the motion. It passed unanimously by voice vote.

VI. Staff Report & Permit List

Mr. Garcia stated that it was the same report from the January 08, 2021, meeting that was cancelled due to a lack of quorum. He had moved forward with the Hilcorp energy project. They had completed a Land use Application, and paid the associated fees for the containers consistent with the diagram provided. They were not given a Building Permit because all fees were covered under their Land Use Permit.

VII. Old Business

- a. International Code Council Code Update

Staff continue to work on the ICC Update. A draft code will be provided at the next meeting. A public hearing may be scheduled in the future. After further discussion, it was determined that there would be multiple amendments to consider that were provided through a state agency.

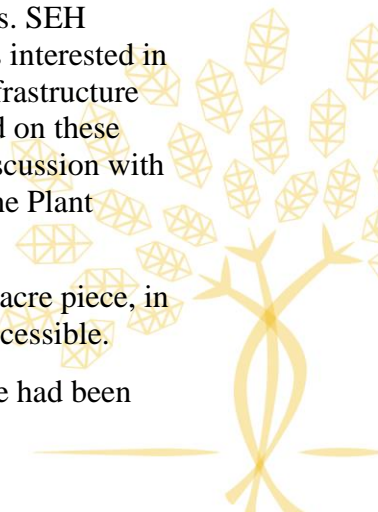
SoCoCAA had presented a building plan to Mr. Roukema and Mr. Garcia. Mr. Garcia stated that they were aware they may need several variances for their plan. He would like to work with the Board of Adjustments to move the project forward with a potential issuance or review of variances.

- b. Rock Creek Housing Plan

Mr. Garcia stated that the Town Board had approved 3 out of 4 concepts. SEH continues to work on them accordingly. A developer from Bayfield was interested in the project as well as a developer from Durango. SEH found that the infrastructure costs were between 3.2 and 3.5 million dollars. If the town took the lead on these costs, Mr. Garcia felt it was very likely grants would follow. Further discussion with the Tribal council was needed to determine if it was possible to lower the Plant Investments Fees.

After further discussion, it was determined that the Town owned a five-acre piece, in addition to a ten-acre piece that had very little value due to being inaccessible.

Ms. Brown asked who it was meant to be sold to, commenting that there had been discussion about apartments, and town homes at a different meeting.





Mr. Garcia stated that the properties would be ready for development, with utilities already provided. The developers who were currently interested were aware of this situation. Further discussion needed to take place regarding what type of housing and projects would be available. If there were rentals, the town would not be managing the properties, but would work in tandem with Housing Solutions of the Southwest, as well as other housing groups, that could potentially work with the town on the affordability aspect.

c. Municipal Code Update – January 29th Work Session Report

Mr. Craig stated that the date may be wrong, as there was a meeting on the eighth of January, and not the twenty-ninth.

Mr. Garcia recommended they move onto New Business.

VIII. New Business

a. Land Use and Development Code Draft Review

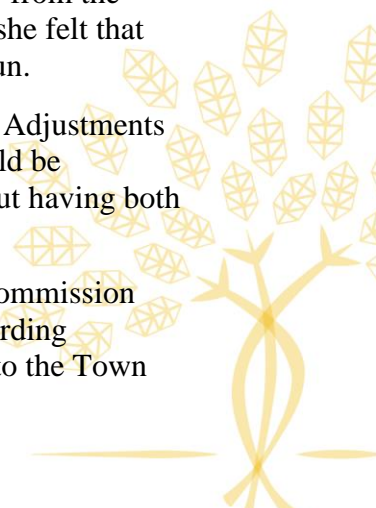
Ms. Brown felt that more work needed to be done on the cleaning up and clarifying of the code, as there may be some conflict of interest between the Planning Commission and Board of Adjustments. She felt the, “Review,” needed to be removed from the Land Use Table.

Mr. Garcia felt that intent of the rule referred to members who did not sit on both of these boards. He felt that the Planning Commission should continue to review, as the Board of Adjustments functions as a quasi-judicial review board. After further discussion, Mr. Garcia stated that the code was written with the understanding that members of these boards would not overlap. Having members overlap opened the town up to liability. If the Planning Commission did not recommend approval, the applicant would then have the opportunity to apply for a variance with the Board.

Ms. Campbell stated that presenting the variance to the Planning Commission when the Planning Commission was aware it was a variance would open the Town up to liability. If it was presented to the Board of Adjustments without review from the Planning Commission, it would not become an issue. Like Ms. Brown, she felt that keeping them separate would not be beneficial to the town in the long run.

Discussion followed regarding whether or not having both the Board of Adjustments and Planning Commission was necessary. It was determined that it would be beneficial to not have the majority overlap in order to ensure fairness, but having both the Board and the Planning Commission was necessary.

Mr. Garcia reiterated that having members on both the Board and the Commission opened the town up to liability, acknowledging that more language regarding membership may be necessary. Staff recommendation was to pass it onto the Town





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Board without further changes, as the differing of opinion has been a constant throughout the drafting of the code.

Further discussion followed, and it was determined that a Work Session may be necessary to review the membership portion of the code.

IX. Other Business

Ms. Brown asked for monthly updates on projects happening throughout town.

Mr. Garcia stated that no new permits had been issued since the last meeting.

Mr. Craig stated that the Town Board would be posting links on the website, and asked if the Planning Commission would like to do the same.

Ms. Brown stated that she was in favor of placing the recordings of the Planning Commission meetings on the website.

Ms. Campbell agreed, and commended Ms. Dunton for her continual work on the website.

X. Adjourn

Being no further business before the Planning Commission, Chairman Craig adjourned the meeting at 7:53 p.m.

