



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, February 14, 2018**

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 6:00PM.

II. Roll Call

**Members Present:** Chair: Pete Vigil; Vice Chair: Gina Schulz; Members: Teresa Campbell, Bill Baird; Clark Craig – Alternate (1), Vacant – Alternate (2)

**Members Absent:** Bernadette Lopez

**Others Present:** Town Board Representative: Dixie was absent; Ignacio Chamber of Commerce Representative: Vacant; Community Development Administrator: Dan Naiman

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

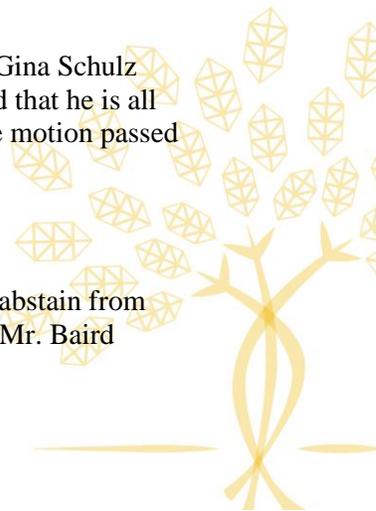
III. Public Comments: None.

Mr. Naiman requested that an item be added as item IV to the agenda. He stated that, according to the Municipal Code, the Planning Commission is required to elect a new Chair and Vice-Chair during the month of February. Mr. Vigil welcomed Clark Craig as an alternate member of the Planning Commission. Mr. Naiman also welcomed Mr. Craig and expressed appreciation for the input that Mr. Craig has given already. Ms. Campbell expressed appreciation that Mr. Craig sat in on several meetings and gave serious consideration to whether he wanted to make the commitment to the Planning Commission or not, and welcomed him. Mr. Naiman stated that there is still one vacancy for an alternate Planning Commission member, and that Justin is sitting in to determine if he would be interested in applying for that position.

IV. Election of Officers: Ms. Campbell made a motion to request that Pete Vigil and Gina Schulz remain as Chair and Vice-Chair. Mr. Craig seconded the motion. Mr. Baird stated that he is all for it. Mr. Vigil and Ms. Schulz both stated that they accept the nominations. The motion passed by unanimous voice vote.

V. Approval of Minutes December 13, 2017

Mr. Vigil stated that he was not present at the December 13 meeting, so he would abstain from voting on this. Ms. Campbell moved to approve the December 13, 2017 minutes; Mr. Baird seconded the motion. It passed by voice vote.





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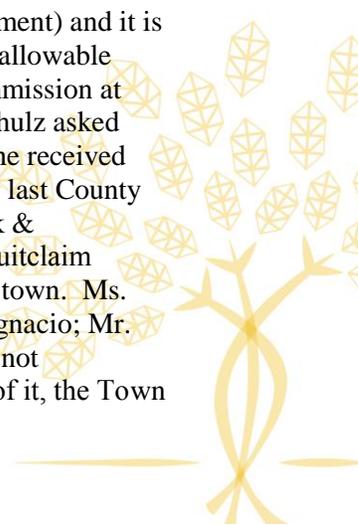
VI. Approval of Minutes January 10, 2018

Mr. Vigil asked if the Commission Members had taken the opportunity to review the materials presented for Item VII a. Mr. Naiman stated that those materials were discussed at length in the workshop that was held on January 24, and that the consensus was to not change the ordinance but to allow for special use permits on a case-by-case basis. Ms. Schulz made the motion that, per the conversations in the workshop, the Planning Commission would like to keep the ordinance regarding cows and livestock as it currently reads, and special permits can be issued as needed. Mr. Baird asked if there is a special permit addressed in the current ordinance; Mr. Naiman stated that no special permit is required in the current language of the ordinance; however, in the land use section of the code it states that special use permits are allowed. Mr. Baird seconded this motion. Mr. Craig stated that, since there was no motion to change the ordinance, why do we need a motion to keep it? The consensus of the Commission was to allow this motion by Ms. Schulz and the second by Mr. Baird to stand so that there is a resolution of the conversation from the previous meetings. The motion passed by unanimous voice vote.

Mr. Craig moved to approve the minutes of the January 10, 2018 meeting; Ms. Campbell seconded the motion. It passed by unanimous voice vote.

VII. Staff Report – Dan

Mr. Naiman stated that the Planning Commission had received his staff report in time to review it; he asked if there were any questions or anything that the Commission would like him to elaborate on. Mr. Vigil asked what happens to the people who live in the County if the County Road 320 and 320A are annexed into the Town of Ignacio. Mr. Naiman stated that, by statute, he is required to inform them that they are eligible for annexation and ask them if they would wish to be annexed into the Town limits. Mr. Vigil clarified that the home owners have the choice as to whether or not their property is annexed; Mr. Naiman stated they have the option. Mr. Naiman stated that Mr. Walker has two parcels that he would like to annex into the Town; the residences on these parcels would be zoned single family residences, while the remaining property he would like to keep as agricultural use. Mr. Naiman stated he sees no reason why it cannot be done as Mr. Walker desires. Mr. Walker is interested in cultivating hemp for industrial use; Mr. Naiman has researched our codes and has found nothing that would preclude this use of Mr. Walker's property. Hemp is regulated by the department of agriculture (not the health department) and it is considered different from marijuana as long as the levels of THC remain below the allowable levels. Mr. Naiman stated that he is not asking for anything from the Planning Commission at this point in time, he simply wanted to inform them of Mr. Walker's intent. Ms. Schulz asked about the progress on the annexation of County Road 320. Mr. Naiman stated that he received notice from Mr. Davis at the County that the quitclaim deeds were approved at their last County Planning Commission Meeting and they will record those deeds at the County Clerk & Recorder's Office and send copies to the Town. Once Mr. Naiman receives these quitclaim deeds, he will need to have the annexation plats created in order to annex it into the town. Ms. Kent stated her understanding is that CR 320 will be taken care of by the Town of Ignacio; Mr. Naiman stated that the Town has been plowing snow and doing street sweeping but not resurfacing or repairs while it is in the County's possession. Once we gain control of it, the Town





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will be responsible for it, including signage, parking ordinances, etc. Ms. Kent asked if the School District is exempt from the Town ordinances; they have pushed snow from the school parking lot onto that County Road. Mr. Naiman stated that once the Town has control of the road, he will have a discussion with the School Superintendent if this becomes an issue.

#### VIII. Old Business

- a. Sign Code review and comments on draft changes. Action item : approve or not

Mr. Craig asked if the hyperlinks and various colors from editing the document would be removed prior to submission to the Town Board for approval; Mr. Naiman stated that they would. Mr. Craig asked who will define offensive content as referenced in item J under Required Permits. Mr. Naiman stated that it would most likely be complaint driven. Mr. Craig stated that he would like to see the sign code move forward. Mr. Naiman stated that he hopes to have a draft ordinance prepared for the Town Board Meeting in March that covers the changes that have been made to Chapter 3 so far, which includes the sign code, the parking, and the transitional zoning. Ms. Schulz made the motion that the Planning Commission recommends to the Town Board that they approve the revised sign code; Mr. Craig seconded the motion. It passed unanimously by voice vote.

#### IX. New Business

- a. Jake Brake noise discussion

Mr. Naiman stated that, per his research, there is already a regulation in the State of Colorado that requires all commercial vehicles with engine brakes to have a muffler on them. CDOT is willing to assist any municipality with signage. Per a conversation with Chief Phillips, any citations would be complaint driven and, by the time there was a complaint and a police officer was able to respond, the vehicle would be well outside the Town limits. In addition, there is already a noise ordinance in our municipal code; there is also an ordinance that addresses defective mufflers. Mr. Naiman stated that he believes the way to proceed is to request that CDOT place signs at the various entry points into Town.

#### X. Adjourn

The workshop is set for Wednesday, February 28, at 6:00PM. The next regularly scheduled Planning Commission Meeting is set for Wednesday, March 14, at 6:00PM. Ms. Campbell made a motion to adjourn the meeting; Mr. Baird seconded it. It passed unanimously by voice vote.

