



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, March 13, 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 6:04PM.

II. Roll Call

Present: Chairman, Clark Craig; Bill Baird, Member; Gina Schulz, Member. Mark Garcia, Town Manager.

Absent: Pete Vigil, Member; Teresa Campbell, Member; Dixie Melton, Town Board Representative.

Guests: Mandy Brown.

III. Public Comments:

None.

IV. Approval of Agenda

Action: Mr. Baird moved to approve the Agenda; Ms. Schulz seconded. The motion passed unanimously by voice vote.

V. Approval of Minutes – February 6, 2019

Action: Ms. Schulz moved to approve the February 6, 2019 Minutes; Mr. Baird seconded the motion, and it passed unanimously by voice vote.

VI. Staff Report & Permit List

Mr. Garcia referenced the updated permit list and stated that the other items will be discussed under Old Business and New Business. He mentioned the permit for 365 Goddard and stated that this was actually granted in 2018; however, there have been some additions to this permit application so it has been moved to this year's list. He mentioned that Peaceful Spirit will be using one of the spaces at this location.

VII. Old Business

a. Annexations – Update

Mr. Garcia stated that the annexation process with the School Board is continuing; there is a joint work session with the Town Board and ISD Board on March 18 to discuss the annexation agreement. Items to be covered include dedication of lands around the Town Shop site (the School Board may be looking





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for compensation for this), platting of Becker Street, School Resource Officer, and the Becker Street intersection at Hwy 172/Goddard Ave. At their February meeting, the Town Board approved the annexation of the portion of County Road 320; this portion of the road will be renamed to Romero Ave and all the necessary items will be handled (addressing, working with the County, etc.). The plat for this annexation has been signed and recorded.

There has been some interest expressed by some of the enclaves to be annexed into the Town as well. The Board of Trustees has stated that the Town will not force annexation of any enclave; it will be up to the property owner. He stated that one of these properties is unappealing, but there is no code enforcement if they are not annexed into the Town. He stated that there will be another round of annexations in late spring or early summer. He mentioned the old ICC property has sold and the new owner wishes to annex into the Town.

- b. Municipal Code Update – February 6 Work Session Report (February 27 not recorded)

Mr. Garcia stated that this will be addressed in the work session after the meeting.

VIII. New Business

- a. Board of Adjustment Update

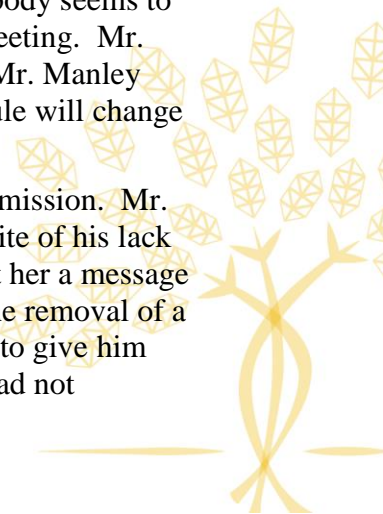
Mr. Garcia reported that a variance request for 210 Ignacio had been submitted; the Board of Adjustment met just prior to this meeting and granted that variance for increased maximum lot coverage of 45%.

- b. Commission Appointments

Ms. Schulz's term was expired and the Town Board, at their February meeting, extended her term by another four years.

Christopher McCort has submitted an application for the Board of Adjustment. Mr. Garcia spoke with him to see if he was interested in the Planning Commission and he is open to serve in any capacity. The application will need to go before the Town Board for approval; he will be at the March 18 meeting. Nobody seems to know him, so he will be introducing himself at the March Board Meeting. Mr. Garcia stated that we currently have one alternate position vacant; Mr. Manley was not removed as an alternate because of the hope that his schedule will change to allow him to attend future meetings.

Ms. Schulz asked if Pete Vigil has formally resigned from the Commission. Mr. Garcia stated he has not received a resignation from Mr. Vigil in spite of his lack of attendance at meetings. Ms. Schulz stated that Mr. Vigil had left her a message that he was going to resign and, even though our Code allows for the removal of a member who has repeatedly not been in attendance, she would like to give him the opportunity to resign. She expressed that she was surprised it had not





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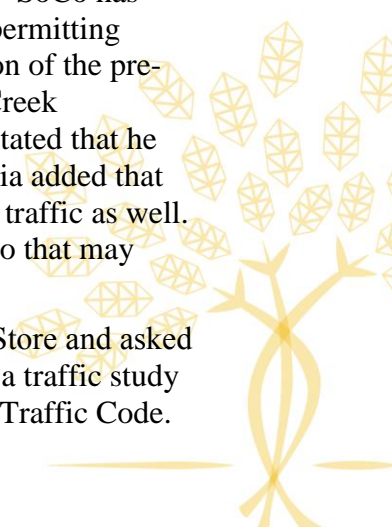
happened yet. She requested that Mr. Craig, as Chairman of the Commission, reach out to Mr. Vigil to find out what his intentions are so that the Commission knows how to proceed. Mr. Craig asked Mr. Garcia when he would present the new candidate to the Town Board for consideration. Mr. Garcia stated that will happen on the 18th. He also stated that the proposed Land Use Code update may allow business owners to sit on the planning commission; therefore it may be in the best interest of the Commission to wait on new appointments until after the update is reviewed and approved by the Town Board. Mr. Craig stated that he is willing to give Mr. Vigil the opportunity to resign if he so desires. Ms. Schulz asked Mr. Garcia if he would still have Mr. McCort introduce himself at the next Town Board meeting. Mr. Craig stated that he would prefer that those who have expressed interest in serving on the Commission sit through a few meetings prior applying. Mr. Garcia stated that he will invite Mr. McCort to the work session on the 27th of March.

IX. Other Business

Mr. Craig stated that the next scheduled work session is March 27; that is the week of Spring Break for Ignacio. Mr. Garcia commented that he will not be at that work session; Dixie Melton will not be there either. Ms. Dosedall will be at that meeting. Ms. Schulz stated that she will be at that meeting.

Mr. Craig asked about the Becker Street intersection. Mr. Garcia stated that, with the new pre-school up on the hill and the proposed housing development by the School, the Town is in conversation with the ISD Board about cost-sharing for a flashing beacon. The School Board asked about signaling that intersection; the Town approached C-DOT about this and C-DOT will pay Russell Engineering to do a warrant study that should be finished before school is out for the year. They are also talking about lane configuration changes. C-DOT may provide some funding; Mr. Garcia would like to see C-DOT fund half, and the Town and ISD split the other half. This intersection would serve three of the schools, plus the proposed development of 40 duplexes up on Candelaria. Ms. Schulz asked if there is a proposed signal at Romero and Candelaria; Mr. Garcia stated this has not been discussed. SoCo has agreed to work on their access and mud issues, but the weather is not permitting anything to be done right now. Ms. Schulz stated that, with the addition of the pre-school, the proposed 40 duplex development, and the potential Rock Creek development, there will be a large increase in traffic flow. Mr. Craig stated that he believes this needs to be discussed in length at another time. Mr. Garcia added that Mr. Walker has completed the subdivision plat and this may add some traffic as well. He stated that the Slaughterhouse Property has access to El Paso hill, so that may provide some relief to the potential traffic congestion.

Mr. Craig mentioned the stop sign coming out of Walker's Hardware Store and asked if that could be changed to a yield sign instead. Mr. Garcia stated that a traffic study should be done to ensure that the signage is consistent with the Model Traffic Code.





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Mr. Garcia said he would check if that was one of the traffic studies that were done when James Brown was Public Works Director.

Ms. Brown commented that people fly through the yield sign at Piedra and Arboles; she does not want it changed to a stop sign, but believes that something needs to be done. Mr. Garcia stated that he will talk with Chief about this.

Mr. Garcia stated that Mr. Olguin approached him about placing a street sign up in front of the Family Dollar store. Mr. Garcia stated that this is technically a private drive, not a street; the maintenance crews were plowing it, and Mr. Garcia told them not to do so anymore. Mr. Olguin stated that he wanted to name it Olguin Street. Mr. Craig asked if it should be Olguin Way instead of Olguin Street. Mr. Garcia stated he would need to check into that if Mr. Olguin proceeds. Mr. Baird mentioned that the pile of gravel that is there was to have been removed a long time ago. Mr. Garcia thinks that Mr. Olguin is keeping it there in case he needs it for grading; however, he will check into what was agreed upon with Mr. Olguin and Mr. Naiman.

X. Adjourn

Being no further business before the Planning Commission, Chairman Craig adjourned the meeting at 6:42 PM.

The next regularly scheduled meeting will be on April 10, 2019 at 6PM in the Abel F. Atencio Community Room at Town Hall, with a work session immediately following.

