



**Town of Ignacio**  
**Planning Commission Meeting Minutes**

**Monday, July 8, 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 6:01 PM.

**II. Roll Call**

Present: Chairman, Clark Craig; Members: Mandy Brown, Bill Baird, Teresa Campbell, Gina Schulz; Town Manager, Mark Garcia;

Guests: Ron Dunavant, Business Owner; Glenn Walker, Landowner

Absent: Dixie Melton, Town Board Representative

**III. Public Comments:**

None

**IV. Approval of Agenda**

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

**V. No Minutes**

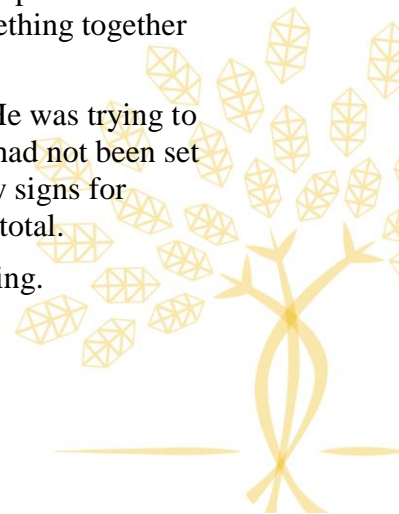
**VI. Staff Report & Permit List**

Mr. Garcia stated that no minutes were prepared. Ms. Dunton was at a conference, and planned to catch up and pass them onto the Commission for action when she returned.

Mr. Garcia and Chris Lemay, (Bayfield Town Manager), met with prospective building inspectors and code enforcement officers. They will put something together with applicants and present them to the Commission at a later date.

Mr. Garcia provided an update on the Goddard/ Becker intersection. He was trying to arrange a meeting with CDOT for the end of July. However, the date had not been set in stone. He was also working with San Juan signs regarding the Entry signs for Goddard, 172 and 151 by the ELHI. He stated they purchased 3 signs total.

There had been no changes on the Permit List from the previous meeting.





## VII. Old Business

### a. Annexations – ISD Update

Mr. Garcia stated the Town Board and the School Board met on June 13, 2019, to review the work being done with the school district as part of the annexation agreement. The dedication of Becker has been platted. There were general discussions about Land Exchanges in and around town, as well as future developments of school property.

The School Board agreed to swap out some property that will be created once Becker has been dedicated. There was one substantial lot, and one pie shaped piece that was part of the north portion of the town shop property. The School Board had requested that all of it be included in the annexation agreement. The Surveyors will put together a subdivision plat. When it's prepared, it will be brought before the Planning Commission for review.

### b. Municipal Code Update – June 12 and June 26 Work Session Reports

Work Session Reports were not discussed.

Mr. Garcia stated that the work on the Municipal Code continues.

## VIII. New Business

Mr. Garcia proposed amending the agenda since Mr. Walker was present. The Commission agreed in order to respect Mr. Walker's time.

### a. Walker Annexation Plat

Mr. Garcia stated there were two tracts. One encompassed property between CR 320 and 320 B. Tract B was along 320 B. The Town limits were to the north of the tracts, which had contiguity, enabling them to be annexed in one annexation. There were utilities and water nearby. All the properties in the area were already tied into the Town's sewer system.

While there were wells present on a couple of the properties, Mr. Walker wished to disconnect both of them and get city water for both of the properties in question. He planned to tap all six lots as time goes on.

Mr. Craig stated that the Town Board had raised some concerns regarding the annexations, and wanted to know if they were being addressed.

Mr. Garcia stated that they were being addressed. One of the concerns regarded a single wide on one of the properties. Under R1, that's not allowed. Discussions had taken place with Mr. Walker, and he requested that the Planning Commission allow it for one year as a nonconforming use before it would have to be brought





into conformance. The individual living there planned to buy the lot and build a house, hopefully within a year. The individual had already spoken to Mr. Garcia about utilities.

After some discussions about zoning and the length of 12 months being too short, the Planning Commission decided that although the annexation agreement is usually stronger than the zoning, should R1 be changed, the 12 month stipulation in the annexation agreement would no longer apply.

The Planning Commission recommended moving forward with the annexation agreement, as long as the annexation agreement was changed to allow 12 months with one, 6 month extension.

b. Walker Subdivision Plat

Mr. Garcia stated that the two applications were being processed concurrently. Mr. Walker submitted all of the required paperwork. The Walker Subdivision, First Edition was changed to include six lots and one tract. The properties have direct access to County Road 320. All the agency comments had been sent out.

Mr. Garcia stated that Mr. Walker was potentially planning on running a new electric line on the western side of lots 4, 5, and 6. However, they were waiting to hear back from La Plata Electric Association about the overhead electric lines on lots 4, 5, and 6.

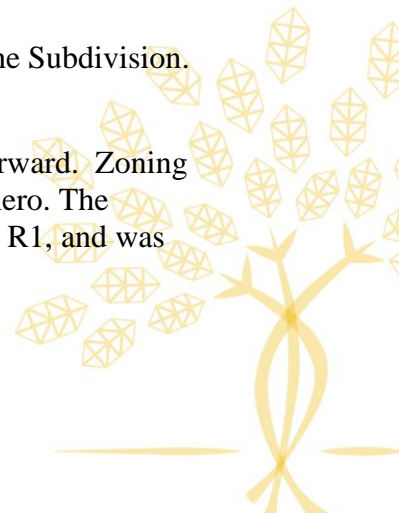
Mr. Walker planned to remove ten feet on each side of lots 4 and 5 in order to accommodate a barn that straddled those properties. Removing ten feet would keep it off of lot 4, leaving it entirely on lot 5. He also planned on dedicating the part of Tract B that he owned to the town in order to help with future ingress and egress. It would help with the conditions on CR 320 A.

Mr. Craig stated he would like a letter from Mr. Walker stating that he had contacted the Mineral Right owners. He recommended moving forward with the annexation, as long as the ten foot removal was included, adding that he believed carrying the electricity on the western property line was a good, long term solution.

The Planning Commission was in favor of moving forward with the Subdivision.

c. Herrera Annexation Plat

Mr. Garcia stated that the Herrera annexation was fairly straightforward. Zoning will be R1, consistent with what they have on Tranquillo and Romero. The applicant was informed that modular housing is not allowed under R1, and was





ready to move forward. The applicant planned to split the property into 3 parcels and tap into town utilities.

The Planning Commission was in favor of moving forward with the Annexation.

d. Herrera Subdivision

Mr. Garcia stated that the Herrera Subdivision was considered a minor subdivision. It was consistent with regulations. Notices have gone out to Utilities and other Agencies. Ingress and Egress for Utilities would be provided on the Southside of the property. There would be a 25 foot private drive on the Southside of Parcel 3 that would provide access to all three parcels.

After some discussions about a water well denoted on the annexation agreement, the Planning Commission requested it be confirmed that it was either capped or abandoned before the private drive was built. Mr. Garcia stated that he would speak to the applicant.

Discussions regarding roadways, and setbacks took place. The Planning Commission recommended moving forward after setbacks and boundaries were clarified in order to make things go a little smoother for builders and the Town in the future. As it stands, the plat was not very clear about setbacks and what was being defined as the front of the property.

**IX. Other Business**

None

**X. Adjourn**

Being no further business before the Planning Commission, Chairman Craig adjourned the meeting at 7:25 PM.

