

City of Alamosa
Planning Commission
August 27, 2014
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on the above date at 6:00 p.m. by Chairperson Shirley White. Present were the following members: Farris Bervig, Debbie Clark, Barbara Kruse, Don Martinez and Mark Manzanares. Excused: Robert McWhirter. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott.

Agenda Approval: M/S/C. Manzanares, Clark. Motion was made to approve the agenda as presented. (Unanimous)

Approval of the Minutes: M/S/C. Clark, Manzanares. Motion made to approve the minutes of the July 23, 2014 meeting as presented. (Unanimous)

Regular Business- Conduct Public Hearings- Planning Issues

1A. The request of Wade and Amy Price for a Permitted Use by Special review to allow outdoor sales (Use Group C-23) in a Commercial Business zone. The property affected is located in the Northwest ¼, Section 10, Township 37, Range 10 East, City of Alamosa, Alamosa County, lying generally east of Highway 285 South and north of 7th St.

The public hearing opened at 6:02p.m.

White: Is there somebody here to speak for this? State your names and addresses please. Tell us what you want do with this property.

Price: Wade and Amy Price, our home address is 8544 Rd. 4 S, Alamosa. We are currently the owners of North River Greenhouse. We want to expand off of that and have a year round garden center and make a real classy establishment. Most of you know us- we have trees, shrubs, pavestone landscape materials. We would like to have it here in town to make it more convenient for everybody.

White: Okay. Is there anyone else that would like to speak for this? Against?

Barrier: Ron Barrier, we have two houses over on Alamosa Ave. which is behind the baseball park. I am wondering how much truck traffic there will be when you go to make a left turn off 7th. I'm not against the project; I think it's needed. The heavy truck traffic is my concern.

White: Thank you. Are there any other concerns you have?

Barrier: No, just the truck traffic.

White: We will close the public meeting and ask questions.

The public hearing closed at 6:04 p.m.

Manzanares: Wade, can you address that?

Price: I'm sure it's going to increase traffic. We're hoping it will or we won't stay in business.

Price, Amy: The trucks would be our few trucks taking material and they would be coming off the highway and using the turn lane on to 7th St. we aren't going to load construction trucks.

Clark: Is the access off of 7th?

Price: Primarily, yes.

Clark: Lighting what kind will you have?

Price: There will be possibly four pedestal type lights in the parking and lighting on the building.

Clark: The parking lot is paved?

Price: It is, it will be paved or pavers.

Clark: You aren't disturbing the Adam State University sign?

Price: No, it won't be disturbed.

White: The City was concerned with chain link fence with razor wire.

Price: It won't be problem to change that to barbed wire instead of razor wire.

Bervig: That will be good.

Price: And in regard to truck traffic, the landscaping portion of our business is staying where it is now. We won't have truck loading out of this site. This will be just materials for customers who want to do it themselves.

Clark: You're not expecting dust, smells?

Price: There should not be any smells at all. With the dust, we are planting a drought tolerant grass and will have gravel area to mitigate it. We will have a water truck on site; if dust does arise we will knock it down immediately.

Price, Amy: We're planning on having a loading area. Only our truck will enter it to limit traffic in those areas as well.

Bervig: I'm assuming that visibility is the reason to have the retail part here.

Clark: And it will be open year round?

Price: Yes.

Clark: That street is messed up. Is it scheduled for repairs?

Bervig: Is it gravel, asphalt? I have not been on that for a while.

Steenburg: It is asphalt. It is not scheduled for work at this point.

Martinez: Please clarify the main entrance again.

Price: The main point of ingress/egress is 7th St. There is Alamosa Ave., but that won't be the primary point.

White: Is there any other questions? Is there a motion?

M/S/C. Manzanares, Kruse. Motion made to recommend approval of the request of Wade and Amy Price for a Permitted Use by Special review to allow outdoor sales (Use Group C-23) in a Commercial Business zone with the condition that the razor wire proposed on the fencing be replaced with barbed wire. The property affected is located in the Northwest ¼, Section 10, Township 37, Range 10 East, City of Alamosa, Alamosa County, lying generally east of Highway 285 South and north of 7th St. (Unanimous)

The applicants were informed that the recommendation would go to City Council and be heard on September 17th at 7:00p.m. or shortly thereafter.

Other Business:

There will be a joint work session to be held on September 10, 2014 beginning at 6:00 p.m. with City Council regarding zoning regulations and ordinance on cell towers and the Capital Improvement Program review. The ordinance will be reviewed by Planning Commission.

Correspondence: Distributed.

After no further business, the meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary