

City of Alamosa
Planning Commission
October 26, 2016
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 Chairman Mark Manzanares. Present were the following members: Shirley Adcock, Darrell Cooper and Robert McWhirter. Excused: Debbie Clark, Scott Travis and Farris Bervig. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott.

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

Approval of the Minutes: M/S/C. Cooper, Adcock. Motion made to approve the minutes of the September 28, 2016 meeting as presented. (Unanimous)

Public Comments: None

Regular Business - Conduct Public Hearings

The request of Community Resources and Housing Development Corporation for a rezone of property from Commercial Business to Residential Medium. The property affected is Montana Azul Estates, Filing #5, City of Alamosa, Alamosa County, lying generally west of Craft Dr. and north of Tremont St.

The public hearing opened at 6:03 p.m.

Manzanares: Who here is representing the request? Please state your name and address.

Lucero: My name is Janet Lucero, I'm with the Community Resources and Housing Development Corporation, address is 1016 West Ave., Alamosa. Our application is for rezoning. The area we are developing as residential homes is in a Commercial Business zone and we want that to be zoned Residential.

Manzanares: Thank you. Is there anyone else that would like to speak for this? Is there anyone against this? I think at this point after speaking with staff we should continue the public hearing until the city can initiate a zoning change for all the properties involved.

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

M/S/C. Adcock, McWhirter. Motion made to recommend the public hearing be continued until the next Planning Commission meeting in order to include the privately owned properties involved in the action. (Unanimous)

Next Item:

The request of Stacy Peters for a Permitted Use by Special Review to allow a baling facility (Use Group I-2) in a Commercial Business zone. The property affected is the Adcock Subdivision of Land, Tract 3, City of Alamosa, Alamosa County.

The public hearing opened at 6:06p.m.

Manzanares: Please state your name and address and present your application.

Peters: My name is Stacy Peters, 2515 Chico St., Alamosa. I'm here to request a temporary special use permit in order to bale tires on a vacant area of property.

Manzanares: I see on the application it is temporary.

Peters: I am looking for a permanent location over the next year, but to maintain operations but to get out from under the expense of the location I am at now I need a place to operate and .

Manzanares: Is there anyone else that would like to speak for this request? Against this? Martin, please step up to the podium and state your name and address.

Sowards: Martin Sowards, 5664 Rd 6 South, I own and operate Rock Creek Family Medicine which is close to this requested zoning change and I really don't think this is in the best interest of the area. It's going to create a lot of dust, traffic, rodents- not only that, it's going to take a lot away from the economic interest. I own the lot next to my business also and have it for sale and am encouraging a dentist, physical therapist. I don't think a tire baling operation is in the best interest. It is not the right place. I think it needs to be out by Rustic Log Furniture or somewhere out there. Let me look at my notes.

Changing the zoning temporarily is setting precedence. I understand the gentleman is trying to keep things going and I respect that but it is not a good fit. I think it will decrease property values. Someone comes out to buy a lot and it's near a tire baling operation; I don't think it will help. Thank you for your time and consideration.

Manzanares: Thank you. Is there anyone else that would like to speak?

White: Harvey White, 103 Comanche. I live right across from this and it's turning out to be a place that's nothing but a bunch of junk cars and I'm afraid it's gonna be an old junk yard, there's about 50 of them moved in and I think it's something we need to clean up, they are on Jimmy's property and Mike's. It needs to be cleaned up and they need to get rid of them.

Manzanares: Thank you. Is there anyone else? We will close the public hearing and take questions from the Commission.

The public hearing closed at 6:11p.m.

Peters: Am I allowed to respond? To start off, I wanted to make it clear this isn't a zoning change; it's a special use permit and the same process I went through two blocks from here. Another issue is to say that I need to move out of the City limits I don't think is a good concept. It would be like the City of Denver to say we don't want criminals and we will ship them south and build prisons. This is the hub of the San Luis Valley, 30% of my customers are here in the City we help to keep the prices down by picking up from retailers and recycling; traffic-wise there is not a lot of traffic. We produce approximately 600 tons a year except for what we use for containment to sort the tires. A couple trucks a week. The location I chose was due to cost and there is not a lot of Industrial zoned property available in the City. Dust would be minimal. As far as business, I understand Mr. Sowards bought some land and wants dental there but there are other businesses that need to operate City and shouldn't be excluded. This operation is heavily regulated by the State. As for cars moved there, a special permit isn't needed as far as I know for that. It's already zoned for an automotive repair facility. I don't have 50 cars over there, I don't know if Harvey misunderstood. I have less than an acre for tire recycling and some vehicles that I work on. I think I've touched on all the concerns. I would be happy to answer any questions.

Manzanares: So from what I understand, you were asked to leave at the Chico location?

Peters: Financially, it is not feasible any more. I'm paying almost \$4,000 a month and the expense of the building is not necessary; I am closing the automotive repair portion of my business. We need a better location; the tire baling keeps growing. I have the landlord here from where I'm moving from if you want to ask any questions. Someone wants to open farm and tractor tire center there in my old location.

Adcock: I have several questions. What are the containment areas made of? We have your drawings here.

Peters: It says right there we use the tire bales as containment areas and under state regulations you cannot have loose tires in view; the bales are used for the containment area as you can see in the photos. We get a huge amount of semi and sprinkler tires.

Adcock: So inside the containment area is the loose tires? My next question is noise levels. I live right next door. What are the noise levels?

Peters: They built four new apartment buildings right near where I was operating and we have no noise complaints. We operate during normal business orders and the machine has a Kubota 4 cylinder diesel engine and has a muffler system that is fairly new. While it is operating, you can stand next to it and have a normal conversation and from your house, Jimmy's house is in between and I took the photos from several areas. From your driveway you wouldn't see the operation and it is less noisy than an automotive repair shop.

Adcock: What about insurance?

Peters: Yes, I have insurance and have a copy with me. Like I said, the State strictly regulates the tire recycling industry. I have to have liability in case something was to happen to me and they would have to come in and clean up.

Adcock: Okay.

Cooper: I have one question, where you are located now, you are behind a fence. Aesthetically are you going to install a fence?

Peters: No, from the road you can't tell it is a tire baled wall; they are considered a civil engineering building block once they are baled and used all over the world. It looks like a black wall. You won't see tires from any road. They have to by law be in a containment area.

Peters approached the Commission with photos of the area and explained the lay out of the operation and the type of photos he took.

Peters: I asked for two years and this is completely temporary. My intent is to set a plan and keep to it. I did not want to have it for a year and have to come back for a six month extension.

Adcock: I have some questions for Pat. When I asked if Mike could put tires around his place and was told it was blight.

Steenburg: There is no code against it.

Adcock: Several months ago I asked if we could put a limitation on the day care and you said it was not possible.

Steenburg: That certainly not what I intended. A time limit can be imposed by Planning Commission.

M/S/C. Adcock made the motion to recommend denial of the request. Motion fails due to lack of a second. There is no other motion.

The public hearing will be continued when there are additional regular members in attendance.

Other Business:

The Planning Commission set Wednesday, December 14th, 2016 for the next regular meeting to be held at 6:00p.m., Council Chambers.

Comments from community members suggested that the Celebration of Lights should be held on Thanksgiving evening like it had been in the past.

The amount and the speed of traffic from the High School through Riverwood were also mentioned. The citizens mentioned when police are called the kids are gone by the time the officers respond. Perhaps if there could be a police presence at the time school gets out.

The commission asked for an update on the half-way house.

The joint work session was brought up that will be held on November 16th with City Council on the draft Comprehensive Plan.

After no further business, the meeting was adjourned at 6:40p.m.

Respectfully submitted,

Julie Scott
Recording Secretary