

City of Alamosa
Planning Commission
October 25, 2017
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, Farris Bervig, Christopher Lopez and Darrel Cooper. Excused: David Mize and Scott Travis. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds, Dan Vaughn and Julie Scott.

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

Approval of the Minutes: M/S/C. Lopez, Adcock. Motion made to approve the minutes of the September 27, 2017 meeting as presented. (Unanimous)

Public Comments: None.

Regular Business – Zoning Board of Adjustments

The request of the Lutheran Hospital Association of the San Luis Valley dba SLV Health for variances from the City Code of Ordinances for sign installation. The property affected is Lots 2 through 7, Block 7, Long Cole Re-Subdivision, City of Alamosa, Alamosa County, also known as 106 Blanca Ave.

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

Manzanares: Who would like to speak on behalf of this request?

Wehe: Donna Wehe, 211 La Veta, Alamosa. I'm Director of Public Relations and Marketing and this is John Thompson, project coordinator and he has a few designs to hand out and as we're speaking to it you can refer to these diagrams. John and I did not prepare any remarks; we will answer any questions you have on the submittal. There are two designs where we had just the stagnant sign and what we decided to add a video message board and that increased the sign size. The original application was approved when it was smaller.

The applicants clarified which design they were requesting approval for.

Steenburg: For clarity, the plans you submitted with the application are different from what was submitted? Harry will do the calculations, if you can bear with us for a moment. So it looks that these plans are a little bit smaller.

Manzanares: Thank you. Is there anyone else that would like to speak for this request? Against? We will close the public hearing. Questions?

The public hearing closed at 6:07 p.m.

Lopez: A couple questions, was SLV Health during this planning aware of the setbacks?

Thompson: We did not, several of the key designers we assumed they knew and unfortunately counted on others; we assumed.

Lopez: My second question is what is the content going to be on the reader board?

Wehe: Mostly to explain different events that we support, for example, this is Breast Cancer Awareness Month and we will have walk in clinic for those who qualify - that would be on the reader board. It would have nonprofit announcements perhaps, there hasn't been a policy written so it's not in stone. It will mostly be awareness and thanking a lot of people in the community and for example during Doctor week, thanking them.

Lopez: So it would be a community board and that SLV Health is there.

Wehe: Yes, the logo sign will always be there and it will have date and temperature.

Lopez: Was there a particular reason it's off of 160 instead of First St.?

Wehe: We have changed the whole situation off First St. We no longer have an entrance off First St. It is more for beatification for the whole town and especially that corridor and the sign is part of the whole scheme of welcoming and promotion of the community. We have had people drive right by and not know the hospital was there. Off First St. they can still enter on Pike Ave. and kick back up to 2nd St. We had incidents with the ambulance and traffic backing up and want to avoid that issue.

Lopez: If I can compare the size of this to another on 160 such as the outdoor store, what is the size?

Thompson: It is about the same as Arby's next door, very similar.

Steenburg: If I may add, the plans we used showed a variance of 31 sq. ft. and this would be 8 ft.

Manzanares: So considerably less, is there a motion?

M/S/C. Bervig, Adcock. Motion made to recommend approval of the request of the Lutheran Hospital Association of the San Luis Valley dba SLV Health for variances from the City Code of Ordinances for sign installation. The property affected is Lots 2 through 7, Block 7, Long Cole Re-Subdivision, City of Alamosa, Alamosa County, also known as 106 Blanca Ave.
(Unanimous)

This is the final action on the request.

Next item:

The request of Neff Malouff for a variance from the City Code of Ordinances to allow construction of a single family dwelling. The applicant seeks relief from the front and rear yard setbacks of 25 ft. to 20 ft. The property affected is Lot 16, River Trece Two, Phase 5, City of Alamosa, Alamosa County also known as 3023 West Lakewood Drive.

The public hearing opened at 6:14 p.m.

Manzanares: Please step up to the mic and state your name and address for the record.

Malouff: Neff Malouff, 2022 Hwy 160 S., Alamosa. Last month we met and looked at a variance of 10 ft. off the back line and after the meeting I talked with Mark and he suggested that maybe splitting the difference and a 5 ft. variance in the front and 5 ft. in the back may make it a better fit. I also have a set of plans here if you would like to see them.

Manzanares: Thank you, is there anyone else that would like to speak for this request? Against? We will close the public hearing.

The public hearing closed at 6:15 p.m.

Manzanares: I do want to make it clear that after last week, Neff is in my ward and I only speak for myself. I encouraged him to look at my home and the footprint of my home because it is very similar except lot size if different. It gave him a physical look and that's where that came from. Are there any questions?

Bervig: Pat, I would like your opinion with all the stuff I'm reading here.

Steenburg: Basically last month he requested a variance for 10 ft. off the back so the front of the house would meet the setback requirements and as I understand it, he has moved the house 5 ft. to the south which will give him 20 ft. off the front line and 20 ft. off the back. Staff recommendation has not changed; it doesn't meet the requirements of the ordinance. We still recommend denial it's a brand new subdivision and don't want to set precedent.

Manzanares: I agree in terms of the requirements what made me look at it in a different way. The lots are more accommodating in the way of what James Hsu is putting out there. I was more concerned in the home I was in previously and there was only 15 ft. in the back; we never used it and that was my only pushing it forward and only the garage portion it wouldn't be too obtrusive.

Adcock: So where you have your hand is where the house will sit? So it is off the cul de sac or a brand new street.

Steenburg explained that is was the final phase of the subdivision that was approved. He clarified that staff felt there was no unusual existing conditions in the district to warrant a variance.

Lopez: How many lots are in this subdivision? What can happen around there as this whole subdivision starts to populate?

Steenburg: This last phase had 20-25 lots and pointed out the area on Google map.

Manzanares: This is the latest one and the smaller lots are included? The one Neff is proposing is a different filing?

Steenburg: No, it is in the same filing.

Malouff: My lot is in the same phase as the smaller lots to the south; it is bigger.

Steenburg: Those smaller lots still meets the residential light zoning requirements.

Manzanares: Right.

Lopez: Are there other lot owners that have a similar size footprint that his does that you know of?

Steenburg: I didn't do that analysis.

Malouff: The square footage meets all the sizing it's the shape of the house more than anything. Its 1,800 sq ft., 2,200 with the garage.

All adjacent property owners were notified of the public hearing.

Manzanares: Thank you, are there more questions? A motion?

Adcock: I motion we approve this variance request.

Manzanares: I need a second.

Lopez: I second to bring it to a vote.

M/S/C. Adcock, Lopez. Motion made to approve the revised request of Neff Malouff for a variance from the City Code of Ordinances to allow construction of a single family dwelling. The applicant seeks relief from the front and rear yard setbacks of 25 ft. to 20 ft. The property affected is Lot 16, River Trece Two, Phase 5, City of Alamosa, Alamosa County also known as 3023 West Lakewood Drive. (Three yeahs - Adcock, Manzanares, Bervig; two nays - Lopez and Cooper) Motion carries.

This is final action on the request.

Planning Issues:

The request of Leland Romero for a Permitted Use by Special Review to allow a private school (Use Group ICP-1) in a Residential Medium zone. The property affected is Lot 7 & 8, Block 69, School Subdivision, City of Alamosa, Alamosa County, also known as 807 Ross Ave.

The public hearing opened at 6:23p.m.

Manzanares: Who would like to speak on behalf of this request?

Romero: My name is Leland Romero, 1025 San Juan Ave. I own the facility at 807 Ross which is also known as the old Headstart building. I have Ryan Andersen who is the facility director of Rite of Passage and Tom Hayes, assistant and they will speak on behalf and I will be the landlord.

Just to preface this, I was contacted by a representative of ROP (Rite of Passage) that they were interested in renting my building. I came to council about a year ago to make this a daycare center and going through the process to find an administrator- it wasn't cost effective then. The administrator for a daycare facility was about \$69,000 and way out of my league. So the building has been vacant so I was approached by ROP in regards to a youth detention school. Right now they have three students but over the year could have 12. Based on the square footage of the building, we could house 62 but that would never happen. We had a long discussion with these people. It is located on the south side, it has never been vandalized it still looks like a church.

In the 1940's early 50's it was still a church. Then in the late 50's early 60's it turned into a Headstart. We are looking at a smaller school and less impact in the neighborhood.

With that being said, here is the general proposal: (attached is Exhibit A)

Lopez: Is this Youthtrack?

Romero: Yes, under a different name now. A van will transport students. There is one teacher who could be there for up to 12 students. My main point is the planning commission granted me a permitted use for a day care facility would have more of an impact in the neighborhood. Do you have any questions?

Manzanares: Thank you. We will have questions in a moment. Please state your name and address.

Hayes: Tom Hayes, 304 San Juan, Alamosa. I had been the former director it is now known as Sage Youth Center, formerly Youthtrack which came into being in 1997. In fact back then I worked for Div. of Youth Corrections and I trained staff that was at Youthtrack. It has gone through a lot of changes since. In January of this year, it was bought out by Rite of Passage, they run 35 programs in twelve states, all juvenile facilities. We are a residential child care facility we have detention on one side, they do not leave the facility and residential side they are placed there, some for delinquent acts, some from neglect because home is not a good place for them. For the last 3, 4, 5 years we've been located by The Door Church in the strip mall, while it has served a purpose Rite of Passage but would really like something better. It would look more like an educational facility, spoke to Leland and think it would be an ideal facility. Thank you.

Andersen: I'm Ryan Andersen, 915 3rd St. I am the director of the program and Tom pretty much said everything I was going to say. I think this would be a great opportunity. One of the other services is the day treatment school and will meet the educational needs.

Romero: They try to make the student more productive and what happens is they go around the neighborhood and provide community service. They could clean up that park it always gets trashed.

Manzanares: who else would like to speak?

Oen: Hello, I am Jan Oen, 924 8th St., Alamosa.

Thompson: Don Thompson, 924 8th St. also. I would like to start and say I object to Mr. Romero's concern about trash in the park. My wife and I check it almost daily and feel it is one of the most outstanding parks in Alamosa with the play equipment. We don't want to support or oppose but would like Mr. Romero to answer and resolve any neighbor concerns and it be part of the hearing record that he would address them. I think he is honorable enough and doubt there would be any concerns but as a neighbor would like it as part of the record.

Oen: I would like to add we live on the same block at the opposite end and we walk that area every day and pick up trash and just want to say Mr. Romero keeps the sidewalks plowed, leaves raked and want it to stay that way.

Manzanares: Thank you. Farris I know you had a question, we will close the public hearing. Mr. Romero, please step forward for questions. Comments?

The public hearing closed at 6:35 p.m.

Bervig: Mr. Romero, you are leasing this building for how long?

Romero: A year and if everything is okay we will extend it.

Bervig: Year to year basis, it's a little iffy, just one year.

Romero: Here's the thing, I grew up on the south side, I went to the Headstart, if there happens to be a problem, and there is a way out without litigation. I could do five year lease, but this would be best for both of us. So to answer your question, a year lease.

Lopez: Are you capping or limiting the number of students, there is two but could be 22 and there is room for 62? Where do you as a landlord see the capacity?

Romero: With State requirements in a child facility you compile the square footage and based on the building itself the facility could hold 62 but it would never get there and they have been in business for five years and the most they had was 12.

Lopez: Say they did have 62, would you take them?

Romero: Probably not, I'm a teacher, an educator. I would not want to see that many kids going through. I wouldn't want to see 62. One I'm a teacher and two the wear and tear on the facility.

Manzanares: Would you take away the 'probably?'

Romero: Yes. I will not allow 62 students.

Lopez: Would you allow 30 students?

Romero: I would allow up to 22 students at the facility at that age level with that group.

Lopez: So let's play out that scenario. Twenty two students, how does that feel to the neighborhood. Traffic perspective from 22 students in that school, people in and out, and how the school functions, are there concerns, what goes on inside the building what does it look like when you are at 22 instead of 2?

Romero: Well, you would have more people going in of course. It's more of a private school setting not a public school. These kids are from ROP. Parents would see their children off site behind the jail as it is right now; those are the recommendations of the State.

Manzanares: When you said additional children that are not in the school would be dropped off by a van, parents?

Andersen: They would be dropped off by their parents and picked up by their parents.

Manzanares: So thirty people picking up and dropping off.

Andersen: In terms of day treatment, we have literally had only had two from the community so far. I would really doubt we would have an additional ten students from the community. I expect traffic would be very light.

Adcock: I have a couple questions, you will not serve meals will you be serving lunch I know there is a kitchen in the facility.

Andersen: No, we will not. Lunch is at the facility and breakfast. We will provide a snack like graham crackers in the afternoon.

Adcock: Pat, this is a question for you. With the permitted use and a year to year lease, as long as it is being used it is okay?

Steenburg: As long as it is being used it is okay.

Lopez: Does ROP accept students from other counties?

Andersen: Yes, in the residential facility but not in day treatment.

Manzanares: Mr. Romero, can you address the concerns of the neighbors?

Romero: Yes, as you know I was a City councilor for 14 years and have a vested interest in that community and get along really well and try to be good neighbors. And as far as being in the record as Mr. Thompson suggested I have no problem with that and will address any concerns. As he said I am honorable and will take care of my properties; we are a tight knit family.

Andersen: And if I may add as well we will address any concerns as well. We are excited about this opportunity in this beautiful building and you can be sure we will be good neighbors as well.

Hayes: If I may add we are about community justice, community service our kids will pick up trash and shovel sidewalks we give back.

Cooper: Just a statement. When it was Headstart there was at least ten drop offs in the morning. And as a side note, that was probably a church into the early 60's because I remember going there for youth activities.

Romero: Before my time.

Lopez: For the commission, it is not just a school it's a day treatment center. It's being positioned as a school, but it seems it will be used for other uses and not just a school.

Manzanares: Thank you; are there any other comments, a motion?

M/S/C. Cooper, Adcock. Motion made to recommend approval of the request of Leland Romero for a Permitted Use by Special Review to allow a private school (Use Group ICP-1) in a residential Medium zone. The property affected is Lot 7 & 8, Block 69, School Subdivision, City of Alamosa, Alamosa County, also known as 807 Ross Ave. (Yeahs, Adcock, Bervig, Manzanares, Cooper- nay Lopez.)

The recommendation will go to City Council to be heard on November 15th at 7:00 p.m. or shortly thereafter.

Other Business:

Determination of November/December meeting.

It was set to meet on November 29, 2017 at 6:00 p.m. for the next regular meeting.

Steenburg also updated the Commission on Dan Vaughn being the new liaison for Planning Commission pending Pat's resignation. Training will be upcoming and the Commission thanked Pat for all the hard work through the years and wished him well in his new endeavors.

Correspondence: Distributed.

After no further business, the meeting was adjourned at 7:01p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Julie Scott". The signature is written in dark ink and is positioned above the printed name.

Julie Scott
Recording Secretary

To Honorable Planning Commission Members and City Planner

I, Leland Romero, am applying for a permitted use to have a learning/day treatment center at 807 Ross Ave. This address is known as the old Headstart building. Historically, this address has housed a learning environment for the past 55 years. The intent of this application is to provide an educational area for the local agency working with troubled youth. This agency is known as ROP (Rite of Passage).

Currently, ROP is providing educational services in the old Western Auto location. However, the lease is up at that location, and ROP would like to lease the old Headstart building, since it is now vacant. The old Headstart building will provide more of an educational environment.

In addition, the old Headstart building has three separated rooms for counseling if needed during daytime/school time hours. It also has an office room to lock sensitive information, three huge rooms (one room now under construction) to utilize as an educational/school environment. Most likely the center room will be more utilized than the other rooms since it is the smallest of the three rooms. See the attached sketch.

Furthermore, the old Headstart building will have similar hours of regular school hours. Anticipated time will be from 7:30 am to approximately 4:00pm Monday through Friday. The number of students will depend on the local District Court arraignments, but far less than the Colorado State Compliances. At the Western Auto facility, there has been anywhere from 1 to 12 kids getting their education and current projections indicate the same. Although, compliances with the state requirements are by square footage, somewhat similar to a child care facility. Each child needing a certain amount of square area of space, the square footage of the building grossly exceeds the expectation of the number of kids served.

Equally important, parking space is not an issue since a ROP company van will drop off and pick up the students before and after school. However, street parking space is available on each side of the building for the teacher

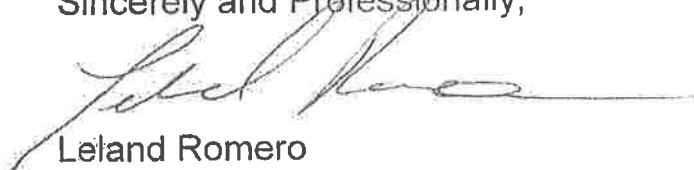
now on staff. The drop off can be on the north side or east side of the building.

In conclusion, I am applying for this permitted use to allow an educational area for our troubled youth. Historically, this location has been school zone in a residential medium for the past 55 years with minimal impact, so please consider to pass the permitted use application to house such a facility.

If you have any questions please feel free to contact me at 7195803003 or email me at lromero@alamosa.k12.co.us.

Thank you,

Sincerely and Professionally,

A handwritten signature in black ink, appearing to read "Leland Romero", written over a horizontal line.

Leland Romero