

City of Alamosa
Planning Commission
January 24, 2018
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 Mark Manzanares. Present were the following members: Farris Bervig, Darrel Cooper, Christopher Lopez and David Mize. Excused: Shirley Adcock. A quorum was declared. Staff present: Mark Wright, Harry Reynolds, Dan Vaughn, and Julie Scott.

Agenda Approval: M/S/C. Mize, Lopez. Motion was made to approve the agenda as presented.

Approval of the Minutes: M/S/C. Cooper, Lopez. Motion made to approve the minutes of the November 29, 2017 meeting as presented. (Unanimous)

Public Comments: None.

Regular Business - Conduct Public Hearings – Zoning Issues

For the record, the minutes of the meeting are not verbatim, due to a recording malfunction.

The request of Sadie E. Martinez for a variance from the City Code of Ordinances to allow construction of an accessory building. The applicant seeks relief from the required Street Sideyard Setback from a street of 25 ft. for a corner lot to 20 ft. the property affected is Lot 7, Carroll Addition #2, Block 7, City of Alamosa, Alamosa County, also known as 816 Weber Drive.

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

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

Mrs. Martinez spoke for the variance request. Sadie Martinez, 816 Weber Drive. The requested variance is for an accessory building measuring 25 ft. x 30 ft. to store 2 classic cars. She felt that it would sit better on the lot with the sideyard setback of 20 ft. and noted she felt it would be more aesthetically pleasing. It would require minor adjustments to the sprinkler system rather than removing 2 complete zones. There is another shed on the property approximately 8ft. x 12 ft. that would possibly be removed.

There was no comment from audience members.

For the record, all adjacent property owners were notified of the public hearing.

The public hearing closed at 6:05 p.m.

Lopez questioned if other variances of this nature had been granted in this area.

Staff explained the double setbacks due to this being a corner lot.

Bervig felt the lot size was adequate to adhere to the required setbacks.

There is no existing sidewalk in the area, there would be a curved drive to the building; a curb cut would be required on Leroy St. for access.

After further discussion, the following motion was made:

M/S/C. Lopez, Mize. Motion made to approve the request of Sadie E. Martinez for a variance from the City Code of Ordinances to allow construction of an accessory building. The applicant seeks relief from the required Street Sideyard Setback of 25 ft. for a corner lot to 20 ft. The property affected is Lot 7, Carroll Addition #2, Block 7, City of Alamosa, Alamosa County, also known as 816 Weber Drive. (Yes - Lopez, Mize; No - Manzanares, Bervig and Cooper.) Motion fails.

The applicant was informed that she could proceed with her project but it must be in accordance to the required sideyard setback from a street of 25 ft. for an accessory building.

Planning Issues:

The request of Wade and Amy Price for review of a subdivision for an RV Park. The property affected is located in the Northwest Quarter, Section 10, township 37 North, range 10 east lying generally north of 7th St. and east of Highway 285 South, also known as 1155 7th St.

The public hearing opened at 6:21 p.m.

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

Wade and Amy Price, 8544 County Rd 4 S., Alamosa, both approached the podium and outlined the proposed project.

The applicants noted they had a revised site plan would accommodate 40 spaces, not the 37 space plan reviewed by staff. They had discovered that when they modified the internal drive to address staff's concern about parking in front of the camping spaces that the site plan could fit three additional RV sites. The Price's also mentioned they were still examining different styles of metal fence around the property. The RV park will be nicely landscaped with trees, shrubs and perennials. There would be a gate on Ross Avenue that would have a punch code to allow easy pedestrian traffic to downtown stores and events that would be within walking distance. They feel that the project would be an excellent way to utilize the vacant land adjacent to North River Greenhouse and Landscaping and provide additional revenue and encourage economic growth to the downtown area.

There was no one else present to speak for or against the proposal.

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

Discussion continued regarding the subdivision which is Lot 1 where North River Greenhouse is situated and Lot 2 would be where the proposed RV Park would be located if approved. Each site would have individual water, sewer and electrical hook ups. There would be an office and commons area. Utilities were discussed at length and it was determined that the applicants would have to work with the City in regards to a lift station installation for sewage and the possibility of a raw water line installation for landscaping purposes. There is an existing detention pond on the site that accommodates the runoff from the greenhouse facilities. The detention pond will straddle the common lot line proposed to create a lot for the greenhouse and lot for the RV park. The detention pond will be resized to handle the drainage from the greenhouse and the RV park. Since both lots will share the common drainage pond the final plat must illustrate a drainage easement for the detention pond on the common lot line.

The zoning of the property is Commercial Business (CB); this development is allowed in this zone as a permitted use under the Unified Development Code adopted by the City in December 2017.

Access issues were also covered with a proposed drive extending from 7th St. into the site. Sidewalk and curb and gutter would be installed per a previous agreement after the paving of 7th Street is completed. Staff had requested that the applicants pave 7th Street from the intersection of US 285 east to the intersection with Alamosa Avenue. There was a misunderstanding with staff that 7th Street was unimproved and needed to be developed with the new RV park. Mark Wright, Public Director, noted that 7th Street was a paved street in a significant state of disrepair and needed maintenance by the City of Alamosa, not improvement by the applicants. Mr. Wright also noted there was a standing agreement between the Prices and the City at the time the North Valley Greenhouse was built, regarding the installation of curb, gutter and sidewalk at the time the City does repair 7th Street and that agreement should remain in force. Staff requested the Planning Commission delete condition number 2 regarding the pavement of 7th Street.

The applicants gave a thorough account of the site and addressed questions from the Commission regarding the dog park area, walking path, the increase to 40 spaces from 37.

There were questions regarding the impact on the existing neighborhood with this type of development and the traffic issues that it did not seem to be a good fit in this area.

The final plat would need to be re-named because there is an existing Price Subdivision.

Another comment was the economic benefit and bringing in new dollars because there is no RV park currently in the City. The area right now is vacant property in need of some kind of improvement. It was mentioned by the commission it would be a step on the right direction for this area.

For the record, all adjacent property owners were notified of the public hearing.

M/S/C. Bervig, Lopez. Motion made to approve the request of Wade and Amy Price for review of a subdivision for the Price Subdivision Preliminary Plat subject to the following conditions:

1. The applicant must work with the Alamosa Public Works Department to provide acceptable sewer service for the RV park.
2. The onsite drainage must comply with best management practices of the *Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual*.
3. The final plat must include a drainage easement for the detention pond and any other drainage improvements common to Lots 1 and 2.
4. The applicant must modify the curve on the internal drive to ensure two-way vehicle traffic behind any cars parked at the tent camping spaces.
5. The applicant must provide a Knox Box or similar access device acceptable to the police and fire departments, an RV Park.

The property affected is located in the Northwest Quarter, Section 10, Township 37 North, Range 10 East, lying generally north of 7th St. and east of Highway 285 South, also known as 1155 7th St. (Unanimous)

Under the new UDC this preliminary plat has been approved by the Planning Commission's action will be placed on the February 21, 2018 City Council consent calendar for ratification of the Planning Commission's action.

Other business:

Election of Officers:

The election was conducted by paper ballot.

Manzanares was unanimously re-elected as Chairman. He accepted the nomination.

Lopez was unanimously elected to serve as Vice Chairman. He also accepted the nomination.

Next item:

3 Mile Annexation Plan review.

Vaughn presented the plan and fielded questions from the Commission. This is an annual duty of the Planning Commission to meet the requirements of Colorado State Statute Sections 31-12-105 (1) (e).

M/S/C. Bervig, Mize. Motion made to recommend approval of the 3 Mile Annexation Plan as updated. (Unanimous)

The recommendation will go to Council for final action on February 7, 2018 at the regular meeting.

Next Item:

The Commission received copies of the newly adopted Unified Development Code which replaced Chapter 21 of the City Code of Ordinances. There will be a tentatively scheduled work session to review it on February 28, 2018 at the regular meeting.

Correspondence: Distributed.

After no further business, the meeting was adjourned at 7:04 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary