

CITY OF ALAMOSA
Planning Commission Minutes
January 22, 2025
6:00 PM

Any person needing reasonable accommodation to attend or participate in a public meeting, please contact the Alamosa City Clerk's office by telephone (719) 589-2593, by email cityclerk@ci.alamosa.co.us, in person at 300 Hunt Avenue, or by mail at POB 419, Alamosa, CO 81101.

Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on January 22, 2025 at 6:00pm. By Chairman Mark Manzanares. Present were the following members: Mark Manzanares, John Adams, Sandra Ortega, Reyna Martinez and Ralph Symbleme. Staff Present: Deacon Aspinwall, and Beata Ramza.

Agenda Approval: M/S/C

Motion to approve agenda as presented - Ortega/Adams - All Approve

Approval of the Minutes: M/S/C

Motion to approve 12/11/2024 minutes as presented- Symbleme/Martinez - All Approve

Public Comments: None

Regular Business:

- I. Election of Chairperson & Vice Chair Person as required by City Charter Article XIV, Section 1.
 - A. Motion to continue the current positions of Mark Manzanares as Chair and Reyna Martinez as Vice Chair. Ortega/Martinez - All Approve**

- II. 2025 Three Mile Annexation Plan Adoption - Recommendation for Approval
 - A. Under state statute every municipality is required to show where they may grow (annex) and the requirements for growth such as zoning, utilities, streets, etc. The farthest out a municipality can grow is three miles that's why it's called a three mile plan.
 - B. No new annexations or changes to policy. In a year there will probably be a small annexation and some new stormwater design guidance that we will look to incorporate. That discussion will be in a year. The only change is the date, even the resolution number is the same.
 - C. Motion to recommend approval of the 3 mile annexation plan as it stands - Symbleme/Adams - All Approve**

Other Business

- I. Staff Updates
 - A. No updates from the end of year but the new year has been busy. Clayton homes which is in gateway business park just got their certificate of occupancy. The homes they sell will need to go to mobile home parks because they don't pass the same building code inspections. Building permits for the downtown hotel should be issued fairly soon. By the next meeting there should be new agenda software, Deacon will send videos after staff training. We have also been accepted into a new state program to help us create incentives for fixing homes so we don't have to condemn them. We have a potential residential development. Folks with encroachments on the levee have gotten letters and we are talking to them about things they need to remove off

the levee. The Hunt Ave project is almost 90%. The alley activation design is also moving forward.

- B. Tierra Azul development on the east side of South Craft should be breaking ground in March and building infrastructure. They plan to start building the self help single family homes this late summer. The full build out of the first two phases will take about 4 years.
 - 1. Ralph - Are there any pump station issues in that area. Deacon - The two bottlenecks in the system have been fixed through grant money.
 - 2. Ralph - CDOT? Deacon - They got a CDOT access permit for the whole development now since they would need one somewhere in the third phase.
- C. Ralph - Update on Monterey?
 - 1. Deacon - We are working with Martin.
- D. Ralph - Is the school district sorted out?
 - 1. Deacon - Yes they are, they should be moved in.

II. Code Enforcement Updates

- A. The new Captain is Brandon Bertsch.

Adjournment

The meeting was adjourned at 6:31pm. Ortega/Symbleme

Respectfully Submitted,

Beata Ramza

Recording Secretary