

ALAMOSA CITY COUNCIL

Regular Meeting Minutes

Council Chambers and Zoom Video Webinar
300 Hunt Avenue, Alamosa, CO
March 5, 2025

Zoom Webinar Link: <https://us02web.zoom.us/j/84807040356>

Dial-In Number: +1 719 359 4580 US | **Webinar ID:** 848 0704 0356

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Regular Meeting of the Alamosa City Council was called to order on the above date by Mayor Pro Tem Liz Hensley at 7:00 p.m. The Pledge of Allegiance was recited.

II. ROLL CALL

Present at roll call: Mayor Pro Tem Liz Hensley, Councilors Michael Carson, Dawn Krebs, and Jackie Vigil. Mayor Ty Coleman and Councilor Jamie Dominguez were present via Zoom Webinar. Councilor Jan Vigil previously requested to be excused. Also present: Acting City Manager Rachel James, City Attorney Erich Schwiesow, and City Clerk Holly Martinez.

III. AGENDA APPROVAL

Councilor Carson moved, seconded by Councilor Krebs, to approve the agenda as presented. The motion carried unanimously.

IV. CITIZEN COMMENT

Alamosa City Council welcomes your comments. Citizens wishing to speak may obtain and complete a speaker card through the City Clerk at the start of the meeting.

A. Audience Comments

None.

B. Follow-Up

None.

V. CEREMONIAL ITEMS

A. AmeriCorps Week Proclamation

Councilor Carson read the proclamation and presented it to AmeriCorps and AmeriCorps Seniors Volunteers, including RSVP Manager Nancy Harris, Jan Oen and Sharon Adcock.

B. Mayors Day of National Service Recognition Proclamation

Councilor Jackie Vigil read the proclamation.

VI. CONSENT CALENDAR A

The Consent Calendar allows multiple actions with one motion. Consent Calendar A contains routine items which have been recommended for action by staff or advisory boards. Council may remove a consent calendar item for separate consideration.

Councilor Krebs moved, seconded by Councilor Jackie Vigil, to approve Consent Calendar A. The motion carried unanimously.

C.8.a. Resolution No. 5-2025, a resolution authorizing the Mayor, Mayor pro-tem, or City Manager to execute a deed to the old Walsh Hotel site and adjoining parking lot.

C.7.a. Approve Minutes of Meeting February 5, 2025

C.11.a Resolution No. 3-2025 Adopting the City of Alamosa 2025 Three Mile Annexation Plan

VII. REGULAR BUSINESS

A. Presentations from Outside Agencies

1. Adams State University update from President Tandberg and introduction of Vice President of Advancement Jacob Rissler

Adams State University President Tandberg introduced Vice President of Advancement Jacob Rissler to Council and provide an update on the university.

2. Casa del Valle Presentation

Casa del Valle representative Brett Phillips presented information on this new organization and volunteer opportunity to Council.

B. Board/Commission Business

1. Library Board Annual Report

Library Board Chair William Krebs provided the annual Library Board report to Council.

C. Business Brought Forward by City Staff

1. Development Services

- a. Request for Building and Excavation Permits Fee Waiver for Alamosa County.

Development Services Director Rachel James provided information to Council.

Councilor Carson moved, seconded by Councilor Jackie Vigil, to approve a waiver of building permit, plan review, and excavation permit fees for the 12th Judicial District Attorney's office remodel at 601 Main Street in Alamosa in the amount of \$12,660. The motion carried unanimously.

- b. Little Learners Presentation and motion authorizing the Mayor's Challenge for community fundraising

Aaron Miltenberger provided a presentation on the Little Learners project to Council.

Councilor Carson moved, seconded by Councilor Jackie Vigil to authorize the Mayor's Challenge, which would allocate \$50,000 to match local contributions to the Little Learners construction project. The motion carried unanimously.

- c. Resolution No. 4-2025, a Resolution Authorizing City Staff to apply for a Rural Economic Development Initiative (REDI) grant.

Ms. James reviewed this resolution with Council.

Councilor Krebs moved, seconded by Councilor Carson, to authorize city staff to apply for a Rural Economic Development Initiative (REDI) grant. The motion carried unanimously.

D. Committee Reports

Councilor Jackie Vigil reported on the Homeless Coalition meeting that she attended.

Councilor Krebs reported on the COG and DRG meeting that she attended. She also reported on the Alamosa Creates (Creative District Committee) meeting she attended.

E. Staff Announcements

Counselor Schwiesow informed Council that he will out at the next meeting and Mark Loy will be present in his place.

COUNCIL COMMENT

Mayor Coleman thanked Mayor Pro Tem Hensley for running the meeting tonight and thanked Council and staff for their participation.

ADJOURNMENT

The meeting adjourned at 8:16 p.m.

Holly C. Martinez, City Clerk

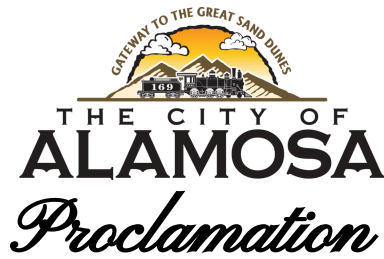
Liz Hensley, Mayor Pro Tem

ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION

Subject/Title:
AmeriCorps Week Proclamation

ATTACHMENTS:

Description	Type
AmeriCorps Week Proclamation 2025	Proclamations



AmeriCorps Week 2025
March 9 - 14, 2025

WHEREAS, more than thirty years ago Congress established AmeriCorps – formerly the Corporation for National and Community Service – to unite national service programs under one agency, create service opportunities that strengthen communities, and expand pathways to education, careers, and civic participation for those who serve; and

WHEREAS, AmeriCorps is America's smart investment in local communities, where public dollars leverage private contributions to support locally led, data-driven solutions to urgent needs; and

WHEREAS, AmeriCorps and AmeriCorps Seniors programs provide opportunities for 200,000 Americans annually to serve their country through service at nonprofits, schools, public agencies, and community and faith-based organizations across the country; and

WHEREAS, national service represents a robust public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, AmeriCorps and AmeriCorps Seniors programs strengthen bridge-building skills by bringing people together from different backgrounds, generations, and geographic locations to address critical issues facing the country, forge relationships, cultivate mutual respect, and help build resilient and thriving communities; and

WHEREAS, volunteering prepares AmeriCorps members for future careers and improves the mental wellbeing of AmeriCorps Seniors volunteers, and their commitment to service reflects the dedication and patriotism of those who serve; and

WHEREAS, through their service, AmeriCorps members and AmeriCorps Seniors volunteers improve the lives of their families, strengthen communities, and foster civic engagement in the City of Alamosa as a whole; and

WHEREAS, AmeriCorps Week is an opportunity to recognize the dedication and commitment of the AmeriCorps members and volunteers who serve each year, the nearly 1.3 million AmeriCorps alumni and millions of AmeriCorps Seniors volunteers, and their community partners, as well as to encourage more Americans to follow their footsteps in service;

THEREFORE, be it resolved that, I, **Liz Hensley**, Mayor Pro Tem of the City of Alamosa and on behalf of the entire City Council of the City of Alamosa, do hereby designate March 9 - 15, 2025, as AmeriCorps Week, and urge citizens to thank AmeriCorps members and alumni and AmeriCorps Seniors volunteers for their service and to find their own ways to give back to their communities.

Adopted this 5th day of March, 2025

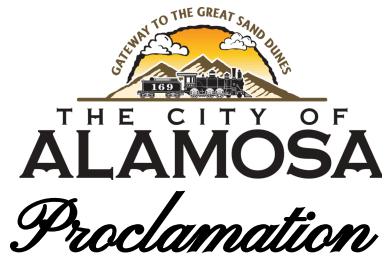
Attest:

Liz Hensley, Mayor Pro Tem

Holly C. Martinez, City Clerk

Subject/Title:
Mayors Day of National Service Recognition Proclamation

ATTACHMENTS:	
Description	Type
Mayors Day of National Service Recognition	Proclamations



Mayors Day of National Service Recognition Day March 12, 2025

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, national services expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, AmeriCorps and AmeriCorps Seniors programs provide opportunities for 200,000 Americans annually to serve their country through service at nonprofits, schools, public agencies, and community and faith-based organizations across the country; and

WHEREAS, national service participants increase the impact of the organizations they serve with, both through their direct service and by recruiting and managing millions of additional volunteers; and

WHEREAS, national service participants demonstrate commitment, dedication and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the Corporation for National and Community Service shares a priority with mayors nationwide to engage citizens, improve lives, and strengthen communities; and is joining with mayors across the country to support the Mayors Day of Recognition of National Service on March 12, 2025.

THEREFORE, be it resolved that, I, **Liz Hensley**, Mayor Pro Tem of the City of Alamosa and on behalf of the entire City Council, do hereby proclaim March 12, 2025 as

MAYORS DAY OF NATIONAL SERVICE RECOGNITION

and encourage residents to recognize the positive impact of national service in our city, to thank those who serve; and to find ways to give back to their communities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Alamosa, Colorado to be affixed this 5th day of March, 2025.

Attest:

Liz Hensley, Mayor Pro Tem

Holly C. Martinez, City Clerk

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Resolution No. 5-2025, a resolution authorizing the Mayor, Mayor pro-tem, or City Manager to execute a deed to the old Walsh Hotel site and adjoining parking lot.

Recommended Action:

Approve Resolution No. 5-2025.

Background:

Up until 2010, every year, as one of its first acts, Council would adopt a resolution authorizing the Mayor and the Mayor *pro tem* to sign deeds and other real property documents on behalf of the City. Since 2010, that practice has shifted to Council authorizing the Mayor or other official to sign particular real property documents as each occasion arises - the thinking being that Council needs to authorize each individual transaction anyway, and that such authorization can include authorizing the relevant official to sign the document.

The process involving the development of the downtown hotel is a long one, involving many steps. It is currently at the juncture where the hotel has submitted its site plan, and accordingly, the swap of properties between the City and Mr. Patel contemplated in the development agreement (attached) is at hand. This resolution authorizes the Mayor, the Mayor *pro-tem*, and the City Manager all to sign the deed from the City to Mr. Patel for the old Walsh Hotel site and adjoining parking lot (only one signature is necessary).

Issue Before the Council:

Does Council wish to authorize the Mayor, the Mayor *pro tem*, and/or the City Manager to sign the deed to the Walsh Hotel site and adjoining parking lot as contemplated by the development agreement for the downtown hotel?

Alternatives:

1. **(recommended alternative):** adopt the resolution as presented.
2. amend the resolution to name only one authorized signer
3. adopt the old system of a yearly resolution authorizing the Mayor and the Mayor *pro tem* to sign real property documents each year. Such an alternate resolution is attached.
4. decline to act and give staff further direction.

Fiscal Impact:

None.

Legal Opinion:

The City Attorney will be present at the meeting for comment.

Conclusion:

The City is at the point of exchanging deeds with Mr. Patel pursuant to the downtown hotel development agreement. This resolution authorizes appropriate city officials to sign such deeds.

ATTACHMENTS:

Description	Type
Resolution No. 5-2025 case specific	Resolution
Exhibit A to resolution - legal description	Resolution
Downtown Hotel Development Agreement	Backup Material
Alternate Resolution No. 5-2025 annual designation of signatories	Backup Material

RESOLUTION NO. 5-2025

**A RESOLUTION AUTHORIZING THE MAYOR, MAYOR PRO-TEM, OR CITY MANAGER
TO EXECUTE A DEED TO THE OLD WALSH HOTEL SITE**

WHEREAS, the City of Alamosa has entered into an agreement with Manish Patel to develop the old Walsh Hotel Site (the “Development Agreement”), covering lots 17-28, Block 50, City of Alamosa, which agreement has subsequently been amended from time to time ; and

WHEREAS, Section 3, Article II of the *Charter of the City of Alamosa, Colorado*, empowers the City Council to take such measures as are necessary or helpful in tending to its ownership, acquisition, sale, and conveyance of City properties, whether real, personal, or mixed; and

WHEREAS, the Development Agreement calls for an exchange of property between the City and Mr. Patel, with the City conveying the old Walsh Hotel site to Mr. Patel, and Mr. Patel conveying the old so-called Pink Elephant site to the City; and

WHEREAS, Council desires to authorize the Mayor, the Mayor *pro-tempore*, and/or the City Manager to execute any deeds necessary to facilitate this transaction, to be attested by the City Clerk or Deputy City Clerk;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Alamosa, that Mayor Ty Coleman, Mayor *pro tempore* Elizabeth Thomas Hensley, and/or City Manager Heather Sanchez, with their signature attested by Holly C. Martinez, City Clerk, or Susanna L. Gallegos, Deputy Clerk, are authorized to execute and deliver deeds to real property from the City of Alamosa as grantor relating to Lots 17-28, Block 50, City of Alamosa, also known by the legal description attached as Exhibit A. This Resolution shall become effective immediately upon its adoption.

APPROVED, PASSED AND ADOPTED this 5th day of March, 2025.

CITY OF ALAMOSA

By _____
Liz Hensley, Mayor Pro Tem

ATTEST:

Holly C. Martinez, City Clerk

SPECIAL WARRANTY DEED

THIS DEED, Made this ___ day of February, 2025, between the City of Alamosa, Colorado, of the first part, and Downtown Alamosa Hotels, LLC, a Colorado Limited Liability Company, whose legal address is 906 Weber Ct., Alamosa, CO 81101, of the second part:

WITNESSETH, that the said Party of the First Part, for good and valuable consideration, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said Party of the Second Part and its assigns forever, all the following described lots or parcels of land, situate, lying and being in the County of Alamosa and State of Colorado, to wit:

SEE ATTACHED EXHIBIT "A"

Street Address: 601, 615 & 617 Sixth Street, Alamosa, CO 81101

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said Parties of the First Part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said Party of the Second Part, his heirs and assigns forever. And the said Party of the First Part, for itself and its successors does covenant and agree that it shall WARRANT AND FOREVER DEFEND the above premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof by through and under the grantor, except subject to taxes for the year of closing, which shall all be paid by grantee.

SUBJECT TO THE FOLLOWING RIGHT OF REVERTER, which shall be a lien upon the property as of the date of recording of this deed: The City of Alamosa shall have the right, at its option, to reenter and take possession of the property described herein, with all improvements, and revest in the City the estate conveyed to Grantee if Grantee has not obtained a certificate of occupancy for the hotel intended to be constructed thereon by July 1, 2027. Such reversion shall be accomplished by notice

of revistiture stating the violation of this condition recorded by the City in the real property records of the Clerk and Recorder of Alamosa County.

IN WITNESS WHEREOF the said Party of the First Part has hereunto set its hands and seal the day and year first above written.

CITY OF ALAMOSA, COLORADO

Ty Coleman, Mayor

ATTEST:

Holly C. Martinez, City Clerk

EXHIBIT "A"

ALL OF LOTS 17, 18, 19, 20, AND 21, BLOCK 50 IN THE CITY OF ALAMOSA,
ALAMOSA COUNTY, COLORADO;

And

ALL OF LOTS 22, 23 AND 24, BLOCK 50, CITY OF ALAMOSA, ALAMOSA COUNTY, COLORADO,
LESS AND EXCEPT

A PARCEL OF LAND LOCATED IN PORTIONS OF LOTS 23 AND 24, BLOCK 50, CITY OF ALAMOSA,
ALAMOSA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 24;
THENCE EAST A DISTANCE OF 4.30 FEET;
THENCE SOUTH A DISTANCE OF 91.60 FEET;
THENCE EAST A DISTANCE OF 20.70 FEET TO A POINT ON THE WEST LINE OF LOT 23;
THENCE CONTINUING EAST A DISTANCE OF 11.20 FEET;
THENCE SOUTH A DISTANCE OF 58.40 FEET TO A POINT ON THE SOUTH LINE OF LOT 23;
THENCE WEST A DISTANCE OF 36.20 FEET TO THE SOUTHWEST CORNER OF LOT 24;
THENCE NORTH A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING,

ALAMOSA COUNTY, COLORADO

And

All of Lots 25, 26, 27 and 28, in Block 50, in the City of Alamosa,

and

A parcel of land located in portions of Lots 23 and 24, in Block 50, in the City of Alamosa, more particularly described as follows:

Beginning at the Northwest corner of Lots 24 in said Block 50; Thence East 4.30 feet; Thence South 91.60 feet; Thence East 20.70 feet to a point on the West line of Lot 23 in said Block 50; Thence continuing East 11.20 feet; Thence South 58.40 feet to a point on the South line of Lot 23 in said Block 50; Thence West 36.20 feet to the Southwest corner of Lot 24 in said Block 50; Thence North 150.00 feet to the point of beginning,

Street Address: 617 Sixth Street, Alamosa, CO 81101

AGREEMENT FOR DEVELOPMENT OF DOWNTOWN HOTEL

THIS AGREEMENT is entered into this 25 day of October, 2023, between the City of Alamosa, Colorado (the "City"), a home rule municipality, and Manish Patel ("Patel"), to set forth the parties' agreement concerning development of Lots 17-28, Block 50, City of Alamosa.

1. Patel is, or will be, the owner of the entirety of Lots 28-32, Block 51, City of Alamosa (the "Pink Elephant Site").
2. The City is the owner of the entirety of Lots 17-28, Block 50, City of Alamosa (the "Walsh Site").
3. The City is the owner of Lots 25-27, Block 51, City of Alamosa.
4. A sketch showing the properties involved in this transaction is attached to this Agreement as Exhibit A.
5. Patel desires to develop a hotel on the Walsh Site.
6. The City desires to facilitate Patel's development of a hotel on the Walsh Site, and in conjunction therewith and furtherance thereof, to have Patel construct a semi-public parking lot on Lots 25-32, Block 51, City of Alamosa (The Pink Elephant Site plus Lots 25-27, Block 51, City of Alamosa, owned by the City). If, prior to Patel submitting the plan for development of the parking lot as referenced in paragraph 15, below, the City is able to acquire from a third party the right to develop Lot 24, Block 51, City of Alamosa (the "Oscars Lot") as part of the parking lot, it shall be included in construction of the parking lot. The parking lot will be owned by the City after completion of the conveyance referenced in paragraph 9, below.
7. The City desires to have a hotel operated on the Walsh Site as an anchor attraction for downtown Alamosa, which will bring visitors to the downtown area, thereby encouraging further development and utilization of the downtown, creating a positive financial and cultural impact to the downtown.
8. The City agrees to convey the Walsh Site to Patel, upon the terms and conditions set forth in this agreement.
9. Patel agrees to convey the Pink Elephant Site to the City, upon the terms and conditions set forth in this agreement.
10. The mutual transfers referenced in paragraphs 8 and 9 above shall take place within 30 days of the City's approval of the plans referenced in paragraph 15, below. Conveyance shall be by special warranty deed. The City's deed to Patel for the Walsh Site shall carry a reverter clause, such that the Walsh Site shall revert to the City in the event Patel fails to

obtain a certificate of occupancy for the hotel by July 1, 2027, or such date to which that deadline may be extended for a Force Majeure event, as discussed in paragraph 15, below. Closing shall occur at Southwest Title, Inc. located at 408 San Juan, Alamosa, CO 81101. The parties shall each pay one-half of the closing costs. Title insurance shall be provided for each site to be paid for by the conveying party.

11. The City agrees to dedicate sufficient parking spaces located in the public parking lot to be constructed by Patel on Lots 25-32, Block 51, City of Alamosa, to satisfy the City's parking requirements when used in conjunction with parking developed on the Walsh Site. Patel shall design the parking on the Walsh Site to achieve as much of the required parking for the hotel as is feasible on the Walsh Site. The exact number of parking spaces in the new City Parking lot to be dedicated to hotel use shall be determined within thirty (30) days of Patel submitting his final site plan to the City. In the event that the number of dedicated spaces is greater than 30, Patel's reimbursement under paragraph 16 below shall be reduced by a ratio that has as its numerator the number of dedicated spaces greater than 30, and as its denominator the total number of spaces in the lot. The dedicated spaces shall be located at the northeast corner of State Avenue and 6th Street and shall serve as overflow parking for the hotel for so long as the property is operated as a hotel. The spaces will be signed to limit parking to hotel guests between the hours of 3:00 p.m. to 9:00 a.m. Such parking spaces shall be dedicated by a license to Patel or his successor or assigns. The exact terms of the license shall be negotiated and agreed upon prior to Patel receiving a certificate of occupancy; however, such license shall include exclusive use to the hotel subject to the time limitations expressed in this Paragraph 11. Should the City, in the future, require parking fees of any nature for the public parking lot, such fees shall not be enforced on the dedicated parking spots dedicated to hotel parking.
12. Patel agrees to develop an approximately 89-unit hotel of up to five stories on the Walsh Site, and a public parking lot on Lots 25-32, (and Lot 24, if the City obtains the right to do so as referenced in paragraph 6, above) Block 51, City of Alamosa. The hotel shall be permitted to be a five story hotel upon approval by the City. The hotel may include extended stay rooms with kitchenettes. The parking lot shall be constructed in accordance with the City's Construction Standards (2022 Revision).
13. The City recognizes that Patel desires to utilize the alleyway situated in the block between Main Street and Sixth Street and situated between State Avenue and San Juan Avenue for access to the hotel and as a fire lane. The City agrees that, if the alleyway is used for hotel purposes, it will not vacate or otherwise convey the alleyway or authorize inconsistent or conflicting uses so long as it is used by Patel for hotel purposes. Patel will follow the City's standard development approval process, as set forth in Division 8-5 of the City's Unified Development Code, for development of the hotel complex, and the use of the alley may be specifically set forth on such plan.
14. Given Patel's desire to utilize the alleyway as described above, the City intends to apply for grants for the undergrounding of utilities and other general improvements in the alleyway between State Avenue and San Juan Avenue. Should the City be unsuccessful


in securing grants, and Patel nonetheless desires that the alleyway project be completed, he shall so inform the City in writing, with the acknowledgement that he will reimburse the City for expenses incurred as part of the alleyway project, to include design and engineering, utility lateral lines and alleyway resurfacing. If Patel so informs the City of his intent to use the alleyway and be responsible for hotel-related costs, then the City will complete the alleyway improvements utilizing the Underground Fund for the undergrounding of the main transmission line and Enterprise Fund for any stormwater and sanitary sewer improvements needed as part of the alleyway improvement and unrelated to the construction of the hotel. In the event that the expenses related to the alleyway project for which Patel is responsible exceed the parking lot reimbursement described in paragraph 11, above, Patel shall reimburse the City for that difference prior to issuance of a certificate of occupancy for the hotel. The reimbursement may be in the form of a promissory note with thirty percent (30%) down and the balance to be paid within 3 years at five percent (5%) interest, compounded annually. Patel may pay the entire loan prematurely without penalty. Patel remains responsible for any infrastructure costs associated with the construction of the hotel.

15. Patel shall submit completed plans for the hotel by September 30, 2024 and for the public parking lot to the City by December 1, 2024. Patel shall begin construction no later than May 1, 2025, and complete construction of the hotel and public parking lot and obtain a certificate of occupancy for the hotel by July 1, 2027, unless delay for completion of construction is caused by a Force Majeure event. A "Force Majeure event" means any event or circumstance beyond the reasonable control of Patel, including act of God, fire, explosion, flood, earthquake, tornado, hailstorms that contains a mix of hail stone in diameter of a nickel or larger, or other physical natural disaster (but excluding normal and common weather conditions regardless of severity), epidemic, power failure, governmental actions, war or threat of war, acts of terrorism, national emergency, riot, civil disturbance, sabotage, labor disputes and strikes. Where there is a Force Majeure event, Patel shall immediately notify the City, giving full particulars of the Force Majeure event and the reasons preventing or delaying Patel in completing the hotel, together with an estimate of the additional time necessary to complete construction in light of the Force Majeure event. Patel shall employ reasonable efforts to mitigate the effect of the Force Majeure event. In the event Patel has not obtained a certificate of occupancy for the hotel by July 1, 2027, the reimbursement referenced in paragraph 16, below, will be reduced by \$500/day for every day after July 1, 2027, for which the certificate of occupancy is delinquent, unless the delay is due to a Force Majeure event. If the delay is due to a Force Majeure event, the reimbursement reduction described above shall be abated by the number of days reasonably necessary to overcome the effects of the Force Majeure event.
16. The City will waive the internal plan review fees, building permit fee and tap fees for construction of the hotel. Patel will be responsible for any fees for third-party consultant plan reviews, subject to reimbursement. The City will reimburse sales tax remittances from the hotel to repay costs of the construction of the public parking lot referenced in paragraph 11 above, and of any third-party consultant plan reviews. The sales tax

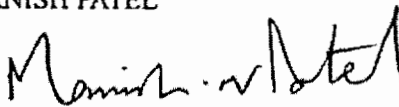
reimbursement payments will be paid monthly within 30 days after the City's receipt of the sales tax revenue from the State of Colorado.

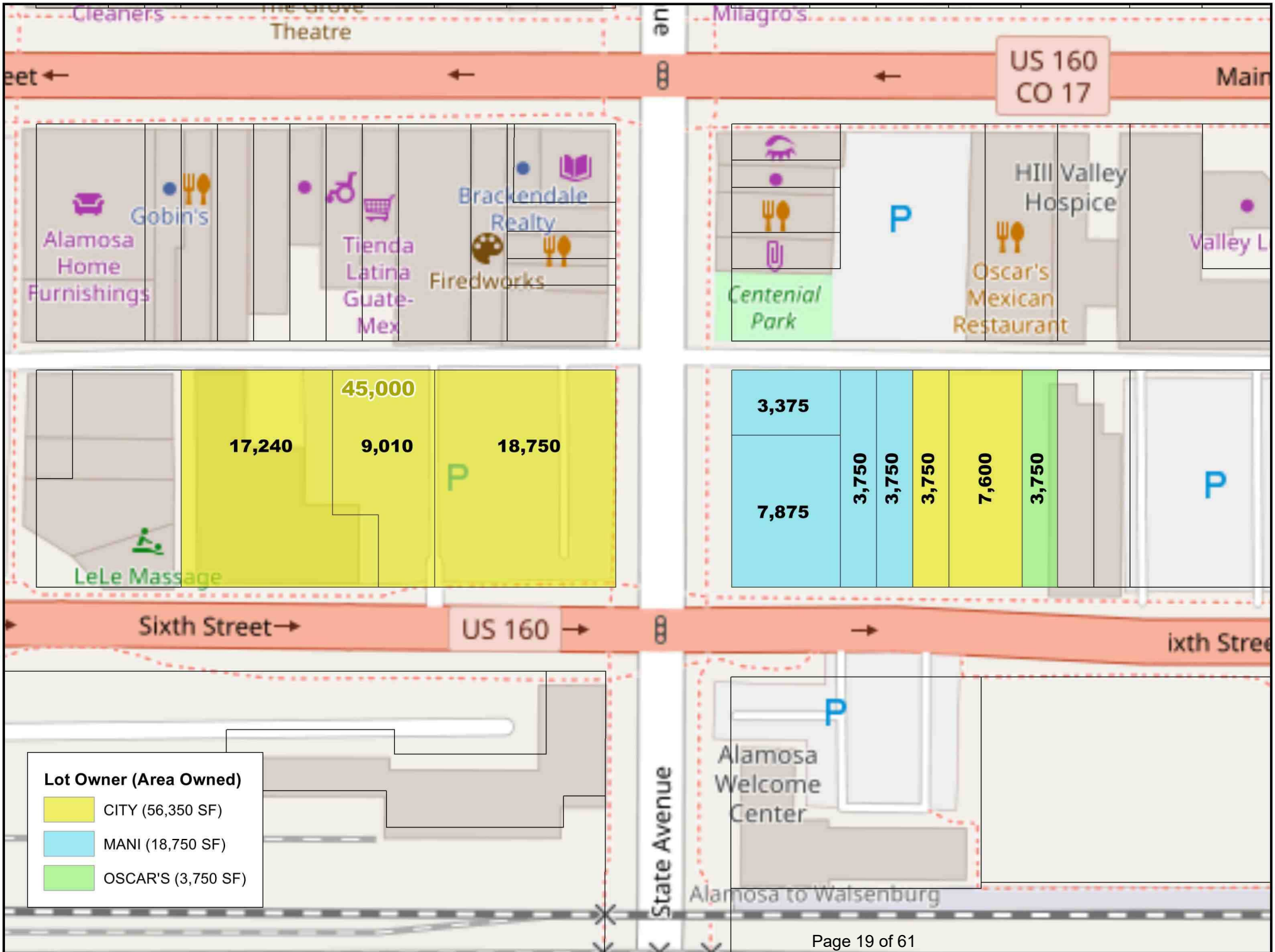
17. The City will authorize Patel to utilize the Pink Elephant Site as staging for up to 16 months during the construction period. Due to this and to avoid damage to the parking to be developed by Patel on the Pink Elephant site, the public parking lot shall not be constructed or begin to be constructed until hotel construction has reached seventy-five percent complete. The construction of the public parking lot shall be one hundred percent (100%) completed before the City may issue a certificate of occupancy.
18. This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof, and may not be modified except in writing.
19. This Agreement shall be binding upon the parties and upon their successors and assigns. No third party is intended nor shall be deemed to have acquired any rights or obligations by virtue of this Agreement. Patel may assign this contract to a third party only upon notice to the City in writing of such assignment. Patel must obtain the City's written consent for any such assignment. The City shall not unreasonably withhold its consent.
20. In case one or more of the provisions contained in this Agreement shall be found by a court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby; provided, however, that if such invalid provision deprives either party of a material benefit to be derived from this Agreement, the parties acknowledge that such shall constitute irreparable injury, and entitle such party to relief in equity in the event a satisfactory adaptation of this Agreement cannot be reached by the parties.
21. The failure of either party to exercise any of its rights under this Agreement shall not be a waiver of those rights. A party waives only those rights specified in writing and signed by either party waiving such rights.
22. This Agreement shall be interpreted in all respects in accordance with the laws of the State of Colorado.

CITY OF ALAMOSA

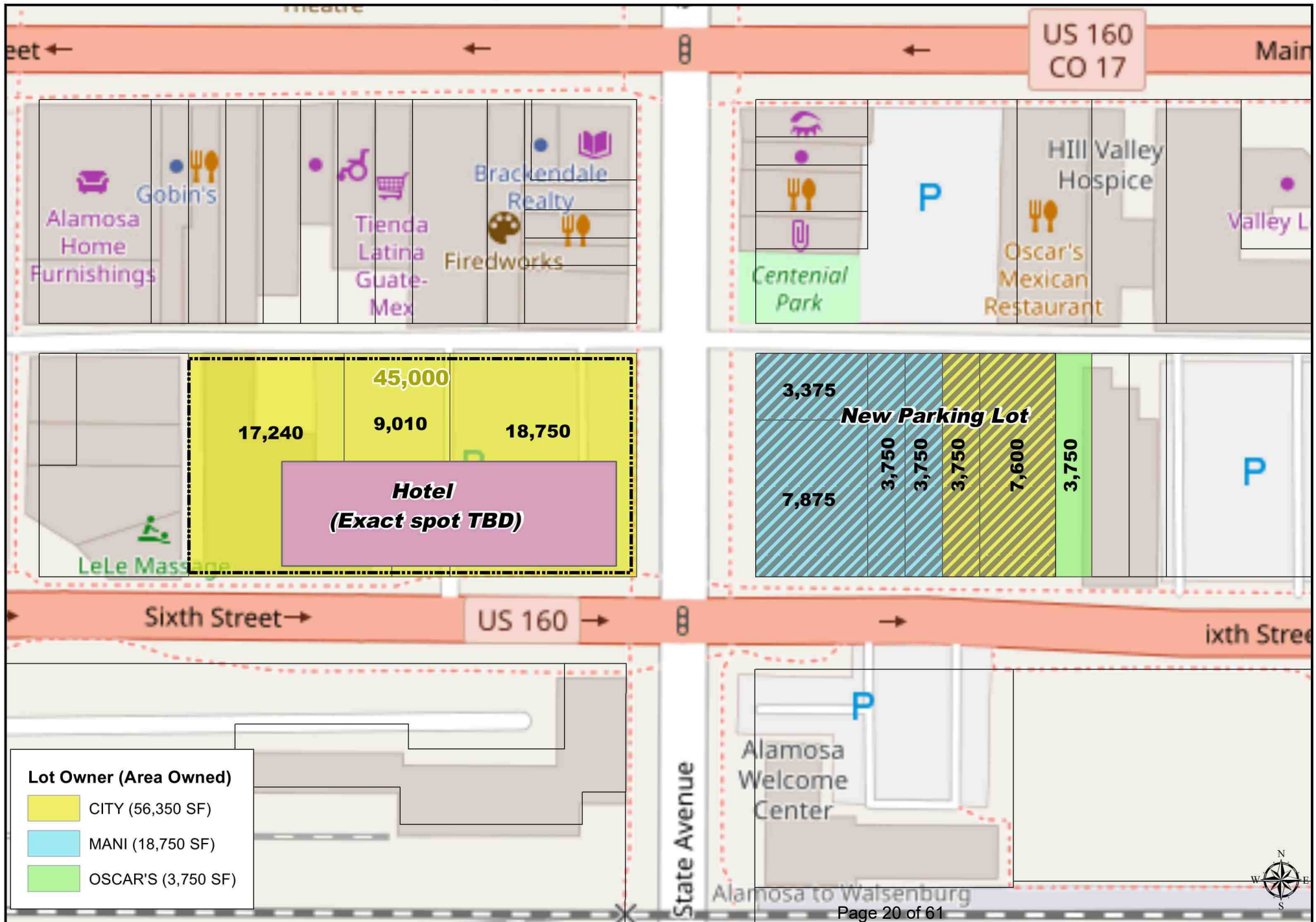

By Heather Sanchez, City Manager

MANISH PATEL





Downtown Hotel Development Agreement, Exhibit A



RESOLUTION NO. 5-2025

A RESOLUTION AUTHORIZING THE MAYOR AND MAYOR PRO-TEM TO EXECUTE AND DELIVER DEEDS OF REAL PROPERTY FROM THE CITY FOR CALENDAR YEAR 2025

WHEREAS, from time to time it is necessary for the City to execute and deliver deeds conveying real property held by the City of Alamosa; and

WHEREAS, City Council desires to designate those persons who are authorized to execute and deliver deeds on behalf of the City of Alamosa, from time to time during calendar year 2025, and

WHEREAS, Section 3, Article II of the *Charter of the City of Alamosa, Colorado*, empowers the City Council to take such measures as are necessary or helpful in tending to its ownership, acquisition, sale, and conveyance of City properties, whether real, personal or mixed; and

WHEREAS, Sec. 2-66 of the *Code of Ordinances of Alamosa, Colorado*, states that the City Clerk shall have custody of all papers and records of the City.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Alamosa, Colorado:

Section 1. During the calendar year 2025, until and unless subsequently modified by the passage of a resolution which expressly supercedes this resolution, the following persons are authorized to execute and deliver deeds of real property from the City of Alamosa, Colorado: Ty Coleman, Mayor or Elizabeth Thomas Hensley, Mayor *pro tempore* for the City, as a grantor of a property interest; and attested by Holly C. Martinez, City Clerk, or Susanna L. Gallegos, Deputy Clerk.

Section 2. This Resolution shall become effective immediately upon its adoption.

APPROVED, PASSED AND ADOPTED this 20th day of February, 2025.

CITY OF ALAMOSA

By _____
Liz Hensley, Mayor Pro Tem

ATTEST:

Holly C. Martinez, City Clerk

Subject/Title:
Approve Minutes of Meeting February 5, 2025

ATTACHMENTS:

Description	Type
Minutes of Meeting February 5, 2025	Minutes

ALAMOSA CITY COUNCIL

Regular Meeting Minutes

Council Chambers and Zoom Video Webinar
300 Hunt Avenue, Alamosa, CO
February 5, 2025

Zoom Webinar Link: <https://us02web.zoom.us/j/84807040356>

Dial-in Number: +1 719 359 4580 US | **Webinar ID:** 848 0704 0356

5:45 PM - Work Session: Advisory Board Interviews

6:15 PM - Work Session: Code change for multifamily and density in established neighborhood zoning

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Regular Meeting of the Alamosa City Council was called to order on the above date by Mayor Ty Coleman at 7:00 p.m. The Pledge of Allegiance was recited.

II. ROLL CALL

Present at roll call: Mayor Ty Coleman, Councilors Jackie Vigil, Liz Hensley, Jamie Dominguez, Dawn Krebs, and Jan Vigil. Councilor Michael Carson was absent. Also present: City Manager Heather Sanchez, City Attorney Erich Schwiesow, and City Clerk Holly Martinez.

III. AGENDA APPROVAL

Councilor Jan Vigil moved, seconded by Councilor Jackie Vigil to approve the agenda as presented and to not excuse Councilor Carson. The motion carried unanimously.

IV. CITIZEN COMMENT

Alamosa City Council welcomes your comments. Citizens wishing to speak may obtain and complete a speaker card through the City Clerk at the start of the meeting.

A. Audience Comments

None.

B. Follow-Up

None.

V. CONSENT CALENDAR A

The Consent Calendar allows multiple actions with one motion. Consent Calendar A contains routine items which have been recommended for action by staff or advisory boards. Council may remove a consent calendar item for separate consideration.

Councilor Hensley moved, seconded by Councilor Jan Vigil to approve Consent Calendar A. The motion carried unanimously.

C.7.a. Approve Minutes of Meeting January 15, 2025

C.8.a. Approval of single-source procurement of water treatment plant membrane replacement with Veolia.

VI. REGULAR BUSINESS

C. Board/Commission Business

1. Community Recreation Board Annual Update

Recreation Advisory Board member Rusty Johnson provided Council with the annual update from this board.

2. Advisory Board Appointments

Ms. Martinez reviewed applicant information with City Council and informed them that one applicant did not end up qualifying to be on a board due to not living within Alamosa County so they would be unable to appoint him.

Councilor Hensley moved, seconded by Councilor Jan Vigil to appoint the following individuals to the boards they applied for: Lilyana Wisniewski to the Homeless Coalition as the Youth Representative position with a term ending 6/1/2027; Lisa Lucero as the Business Community Representative position with a term ending 6/1/2025; Greg Wilson to the Library Board with a term ending 6/1/2026; and Jason Trujillo to the Main Street Advisory Committee as the Hospitality Industry representative with a term ending 6/1/2026. The motion carried unanimously.

D. Business Brought Forward by City Staff

1. Police

- a. Public Hearing and Second Reading, Ordinance No. 1-2025, An Ordinance Approving an Intergovernmental Agreement Amongst Law Enforcement Agencies in the San Luis Valley for a Regional SWAT Team.

Captain Joey Spangler and Sergeant Tate Kindschuh reviewed this ordinance with Council.

Mayor Coleman opened the public hearing at 7:12 p.m. and asked for those wishing to speak on this ordinance.

There being no one wishing to speak, the hearing closed at 7:13 p.m.

Councilor Jan Vigil moved, seconded by Councilor Hensley, to finally adopt Ordinance No. 1-2025. The motion carried unanimously.

E. Committee Reports

Councilor Krebs reported on the Senior Citizens Board, DRG and COG Board, Library Board, and Creative District Committee meetings she attended.

F. Staff Announcements

Ms. Sanchez reminded everyone that the second regular Council meeting in February is canceled so the next regular meeting will not be until March 5th.

Police Chief Dingfelder updated Council on the police department's policy regarding ICE.

Ms. Sanchez presented the winners of the Rio Frio Ice Fest was staff and the MVP of the event was Chief Dingfelder.

COUNCIL COMMENT

Councilor Jan Vigil apologized to the team for having to miss the mini retreat this past weekend.

Mayor Coleman thanked everyone who participated in the Rio Frio Ice Fest activities.

Councilor Hensley acknowledged the ice sculptures this year and that they were phenomenal.

ADJOURNMENT

The meeting adjourned at 7:24 p.m.

Holly C. Martinez, City Clerk

Ty Coleman, Mayor

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Resolution No. 3-2025 Adopting the City of Alamosa 2025 Three Mile Annexation Plan

Recommended Action:

Staff recommends that Council adopt Resolution No. 3-2025 approving the update of the City of Alamosa 2025 Three Mile Annexation Plan.

Background:

In 1987, the Colorado legislature made changes to annexation law limiting municipal annexations to no more than three miles beyond the current municipal boundary in any given year. Municipalities in Colorado are required to adopt a three-mile plan prior to annexing additional property into their territorial boundaries per C.R.S. 31-12-105 et. seq. The three-mile plan is a document that outlines where municipalities intend to annex property and describes how they will ensure the adequate provision of municipal services within the newly annexed territory and the remainder of the existing city.

State law provides municipalities with the ability to consider extraterritorial property up to three miles from the current municipal boundary for annexation. It has been the past practice of the City to focus on infill development and limit the consideration of annexation properties to no more than one mile beyond the existing boundary.

The three-mile plan is a long range planning opportunity for municipalities to consider where they want to annex, how they will provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. It ensures that the municipality will annex land only when it is consistent with pre-existing plans for the surrounding area. It also outlines any issues and conditions that may need to be addressed with future annexations.

Since there were no annexations in 2023 or 2024, the 2025 plan is identical to those, save changes to the year. It is anticipated there will be one annexation of county property near the Rec Center this year.

Planning Commission reviewed the draft 2025 Three Mile Annexation Plan on January 22, 2025 and has forwarded a unanimous recommendation to the Council to adopt the plan as presented. The 2024 3-Mile plan is attached for reference.

Issue Before the Council:

State law requires the City to annually approve the three mile plan update before we can annex new lands into the city. Does Council wish to adopt Res. No. 3-2025 adopting this year's 3-mile plan?

Alternatives:

(recommended alternative) Staff recommends that Council adopt the plan as presented.

Council may also adopt the plan with amendments, or deny the plan and give further direction to staff.

Fiscal Impact:

None.

Legal Opinion:

The City Attorney will be available for questions.

Conclusion:

Staff recommends adoption of Resolution No. 3-2025 approving the City of Alamosa 2025 3-Mile Annexation Plan as presented.

ATTACHMENTS:

Description	Type
2025 3-Mile Plan	Exhibit
2024 3-Mile Plan	Backup Material
Resolution No. 3-2025 A RESOLUTION APPROVING THE 2025 THREE MILE ANNEXATION PLAN	Resolution

CITY OF ALAMOSA



2025

THREE MILE ANNEXATION PLAN

CITY OF ALAMOSA

2025 THREE MILE ANNEXATION PLAN



The City of Alamosa
Department of Development Services
P.O. Box 419
300 Hunt Avenue
Alamosa, Colorado 81101
(719) 589-6631

Adopted 5 February 2025

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THREE MILE ANNEXATION PLAN

I. ADOPTION RESOLUTION

II. CITY OF ALAMOSA THREE MILE ANNEXATION PLAN

This document constitutes the Three Mile Plan for the City of Alamosa, Colorado, as required by and in conformance with Section 31-12-105(1)(e) of the Colorado Revised Statutes (CRS).

Introduction and Purpose of the Three Mile Plan

Introduction

The three-mile plan is a long range planning opportunity for municipalities to consider where they want to annex, how they will provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. It ensures that the municipality will annex land only when it is consistent with pre-existing plans for the surrounding area.

The failure to plan for the physical growth of a municipality can result in haphazard annexations that prove expensive to the municipality annexing the land, the county in which the land is located and the neighboring communities.

The statute above requires a three-mile plan to generally describe the proposed location, character and extent of future public utilities and infrastructure (e.g., streets, bridges, parks, playgrounds, aviation fields, waterways, open spaces and other public grounds) as well as proposed land uses for the area. The comprehensive plan takes into account all land that is functionally related to the growth of the municipality, not just land within three miles of the municipal boundary. The City's comprehensive plan addresses these elements required for a three-mile plan. The City's three-mile plan is intended to be consistent with the comprehensive plan, and is reviewed and updated annually.

In contrast to an annexation impact report, which is site specific to individual annexations, the three-mile plan takes a broader approach to the annexation and development of land. A proposed annexation should be consistent with the municipality's master plan and three-mile plan, in addition to other policies, such as those outlined in the Annexation Handbook and the municipal Code.

Purpose

Colorado Revised Statutes Section 31-12-105(1)(e)(1) requires that each municipality have a plan that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power for any annexation within three (3) miles of the municipality. The statute requires that the plan be adopted prior to the annexation of any land into the municipality and that the three-mile plan be updated annually.

The Alamosa Three Mile Annexation Plan does not assume, propose, or guarantee that any property within the three-mile study area will be annexed into the city limits. This plan does not propose specific improvements or land uses for eligible properties. All properties considered for annexation are subject to the criteria of Division 8-4 Annexation and Disconnection of the Alamosa Unified Development Code (UDC, otherwise known as Chapter 21 of the *Alamosa Code of Ordinances*), in addition to the City of Alamosa Annexation Handbook.

Criteria for Annexations

Guiding Policy

The city shall not annex land unless that land is included with the City's Three Mile Plan for Annexation and the annexation occurs in a manner that is in conformity with the goals and policies of the Comprehensive Plan, Unified Development Code, and Annexation Handbook. The City will not approve annexations that cannot be served with all necessary utilities and facilities, nor will it approve annexations that have a significant, adverse impact on the City's infrastructure capacity or quality.

Study Area

The Municipal Annexation Act permits local cities and towns to evaluate extraterritorial lands up to three miles from their current corporate limits for consideration of eligibility for annexation. Based on community growth rates and historical annexation requests, the City Council has determined that a one mile limit better suits the development needs of the community. Therefore, the current study area is limited to one mile from the existing corporate limits of Alamosa. However, the City Council reserves the right to expand the study limit up to three miles if community need warrants such analysis.

The seven areas adjacent to the city are identified for inclusion in the City's future growth boundary make up the parcels that are included in the City's Three Mile Plan for Annexation. In addition, while not specifically identified, any existing enclaves are also included in this plan as appropriate for annexation. The Three Mile Plan for Annexation is intended to meet the requirement of C.R.S. Section 31-12-105(1) (e), which requires that all municipalities have a plan in place for annexations prior to annexing any property into the city. This plan generally describes the proposed location, character, and extent of land uses, access, public facilities and other community attributes associated with the area proposed for annexation. Whether these parcels are annexed, when they are annexed, and their proposed use are all critical to the future of the community and no annexation should be allowed that is in conflict with the provision of this plan, unless the plan is modified or conditions in the area or community change in such a way as to warrant such a decision. As per state statutes, the Three Mile Plan for Annexation must be updated at least annually.

Discussion

Seven areas that may be considered for annexation are discussed in detail here, as well as appropriate zoning, timing, and other related issues. Taken together, the recommendations and accompanying map form the City's Three Mile Plan for Annexation. This plan is updated on a yearly basis to reflect annexations that have taken place during the year, any changes in community goals concerning the annexation of additional areas or changes in suggested land uses, and any additional information relevant to annexation issues.

The plan identifies issues that should be addressed prior to any parcel of land being annexed into the City of Alamosa, but does not itself propose the annexation of any lands near the city. Annexation of any land into the city remains an individual landowner decision, unless Council chooses to force an annexation for a property that is eligible. Successful annexation applications to the City should focus on how any particular annexation will meet the goals of the community as identified in the Comprehensive Plan. Annexation is a discretionary act by the City of Alamosa; the submittal of an annexation petition that is consistent with this plan and the City's comprehensive plan is no guarantee that the subject property will be annexed.

The annexation conditions and implementation actions for each area outlined in this plan are based on an area-wide, broad-level understanding of the needs of the area. These conditions may be modified based on each annexation, and additional conditions are set forth in Section 21-8-402(b) of the UDC. Such conditions are in the discretion of City Council and are memorialized in a written annexation agreement to be executed by the land owner and developer (if applicable) prior to final City Council action on the annexation. Should the annexation be approved, the agreement, annexation ordinance, and plat will be recorded in the office of the Alamosa County Clerk and Recorder.

III. PLANNING AREAS

Area 1 - NORTHWEST ALAMOSA

Description. This area is generally west and north of the Wal-Mart development and south of the Rio Grande. The southern boundary of the area follows the projected Kathleen Lane extension west of County Road 107 S. The property north of the Wal-Mart site traditionally has been used for agricultural and residential purposes, although most agricultural uses lapsed in the early 1980's. The area north and west of Cielo Azul and River Trece continues to develop with the latter phases of these subdivisions. River Trece Three annexed additional property for its next development phase, and in 2020 the City annexed approximately 200 acres of floodplain and riparian habitat along the Rio Grande it acquired in September 2019 for recreational use as the Alamosa Riparian Park.

Zoning Designation: This property is most suitable for low density residential uses and open space uses. Upon annexation the land should be zoned for low density residential and agriculture (such as for RV parks or open space). Residential density should increase approaching the highway. Areas closer to the US HWY 160 corridor may warrant consideration for commercial or mixed use zoning.

Annexation Timing: With the 2020 annexation of the Alamosa Riparian Park, additional remaining land within this area is privately held, so that annexation is contingent upon the goals and desires of the landowners and not up to the City. Annexation requests are appropriate for any of the land within this area at the present time, based on statutory requirements of the State of Colorado. The City has absorbed several major tracts of land in the past few years. These tracts are developing at a steady pace and it may be appropriate to consider annexations of parcels that fulfill the growth objectives of the City.

Annexation Issues: There are four significant issues related to the annexation of this area:

- This area has developed into one of the more popular residential neighborhoods in the city. As new development parcels are annexed into the city, there should be a conceptual development plan prepared that allows the City to evaluate the impacts of new development on the streets and utilities and emergency services. Until that time, the City is working on the Master Utility Plan (MUP) to evaluate the condition and capacity of the existing utilities downstream. The sanitary sewer phase of the MUP was completed in May of 2022, and the water distribution phase was completed in May of 2023. Any additional impact may trigger upgrades to sanitary sewer lines and lift stations to accommodate the additional loading.
- The property owner historically responsible for the majority of the development in the area is transitioning his interests to his children and it is uncertain if or to what extent this area will continue to develop.
- Some properties may be outside of the protection of the levee system and within the floodplain. If this is the case, adequate plans must be made to either extend the levee or to develop in a manner that minimizes flood hazards.
- Stormwater continues to be a problem in this area as most stormwater lines are at or over capacity.

Annexation Conditions and Implementation Actions: Annexations in this area should be conditioned upon the following specific requirements:

- All annexations and future development must be designed in a manner that contributes to the future collector road system by dedicating all street rights of way necessary for the continuation of the proposed collector road(s).
- Require the annexing parties to provide an estimate of the utility demands to support the property and propose a means of meeting that anticipated demand. This must be addressed as part of the annexation agreement. The mitigation of adverse impacts to downstream sanitary lines and lift stations should likewise be addressed in the annexation agreement consistent with the requirements in the UDC. Additional fees should be

considered to offset the sanitary sewer upgrades necessary to serve this area and/or adopting a tap fee zone which charges users in this area a higher rate.

- Development in this area shall be done in such a way to support existing and proposed recreational facilities to include parks, trails, and bicycle paths.

Area 2 - WEST ALAMOSA

Description: This area is generally west of the Wal-Mart development along the Highway 160 corridor, bound on the north by the Kathleen Lane extension and on the south (south of US 160/285) by West First Street/County Road 7 S. The property west of the Wal-Mart site traditionally has been used for agricultural and high-density residential purposes, although the agricultural uses lapsed in the early 1980's. The area already within city limits west of Cielo Azul that bisects Area 2 and extending to County Road 107 S reflects the property currently occupied by the Ski-Hi 6, annexed in March 2010. In 2019, the City annexed The Comfort Inn hotel on the west side of County Road 107 S. This area also includes contiguous tracts south of US 160/285 extends south to County Road 7 S.

Zoning Designation: This property will be most conducive to commercial uses and should be zoned as such upon annexation.

Annexation Timing: Since this area is owned by private landowners, the annexation is contingent to a great extent upon the goals and desires of the landowners first. Annexation requests are appropriate for any of the land within this area at the present time based on statutory requirements of the State of Colorado. The City has absorbed several major tracts of land in the past few years, and it may be appropriate to see these recent annexations further developed before annexing additional tracts. More focus should be given to developing commercial lots already within city limits.

Annexation Issues: There are two significant issues related to the annexation of this area:

- The Carroll Property west of Wal-Mart has been platted as Carroll Business Park. The property has been developed with hotels and financial institutions. There are only a few remaining parcels ready for development. There are many undeveloped commercial and industrial parcels along the Highway 160 corridor. Rather than annex more undeveloped commercial or industrial property at this location, it may be more appropriate to wait until more of the existing property is developed. There appears to be sufficient commercially zoned property in the city at this time, but we lack residential lots that are ready for development. Unless a proposal is put forward for development with clear benefits to the City and its citizens, the City should not proceed with annexation.
- Adjacent properties, other than the Wal-Mart tracts, have been slow to develop. Large investments in infrastructure have been made and should be utilized before extending the infrastructure further.

Annexation Conditions and Implementation Actions: Annexations in this area should be conditioned upon the following specific requirements:

- All annexations and future development must be designed in a manner that contributes to the future collector road system by dedicating all street rights of way necessary for the continuation of the proposed collector road(s).
- Require the annexing parties to provide an estimate of the utility demands to support the property and propose a means of meeting that anticipated demand. This must be addressed as part of the annexation agreement. The mitigation of adverse impacts to downstream sanitary lines and lift stations should likewise be addressed in the annexation agreement consistent with the requirements in the UDC. Additional fees should be considered to offset the sanitary sewer upgrades necessary to serve this area and/or adopting a tap fee zone which charges users in this area a higher rate.
- Development in this area shall be done in such a way to support pedestrian accessibility to businesses in the area, particularly to the north.
- Large-scale annexation should be accompanied with a preliminary development plan conducted in accordance with the Unified Development Code.

Area 3 - SOUTHWEST ALAMOSA

Description. This portion of Alamosa is a large area composed of three distinct annexation subareas, listed from north to south:

1. Subarea A consists primarily of those un-annexed portions of the Stockton and Washington Additions as well as the area north of W Tenth Street and its projected extension. Craft Drive extends south to the Co-op Road (County Road 8 S) and W Tenth St from Highway 285 to S Craft Drive. These streets provide the necessary primary transportation routes in the area. Water and sewer lines have been extended south on Foster Drive (formerly County Road 108) from First Street to Tremont and west on Tremont to S Craft Drive. A major farm worker housing project was completed south of Tremont and east of Craft and single family dwelling units are being developed in this same area. A new major residential development is proposed adjacent to the W Eighth Street extension. Additions east of Foster Drive are not currently within the city limits. These properties are primarily residential in nature.
2. Subarea B is that area between W Tenth St (and its projected extension) and the Co-op Road (County Road 8 S), as well as that area south of the Co-op Road between Highway 285 and the Washington Ave extension (west of the photovoltaic site).
3. Subarea C consists of the area south of the Co-op Road west of the Washington Ave extension.

Zoning Designation:

1. Subarea A. Proximity to the residential development on Craft Drive south of Tremont St leads this area to be a mix of residential zoning and land uses.
2. Subarea B. Existing development patterns and land uses established in the county are primarily heavy commercial and/or industrial in nature, while current and foreseen

development pressure from Subarea A consists of residential uses. This creates potential incompatibilities between the two. Those areas nearer to Highway 285 provide more viable commercial sites and should be zoned as such. Those portions of Subarea B along S Craft Drive, Foster Avenue, and the Co-op Road should accommodate those market pressures with residential or mixed use zoning. Better coordination with the County is necessary to ensure land use buffers remain intact and to limit further incompatibilities between uses.

3. Subarea C. Existing development patterns dictate that the primary zoning for this area should be mixed residential with a gradation to mixed use to the east in anticipation of future solar development.

Annexation Timing:

1. Subarea A – The Craft Drive access and ongoing development make this a good candidate for annexation. The ongoing development of homes by CRHDC makes this area desirable as the most recent phase approaches build-out.
2. Subarea B - This property is held by several different individuals and the annexation timing will probably be driven by the need for commercial and industrial uses that utilize City resources. Subarea B should only be annexed after Subarea A.
3. Subarea C - This property is held by several different individuals and will only be annexed after Subareas A and B.

Annexation Issues: There are four significant issues related to the annexation of this area:

- A method or methods of financing extension of sewer and water service to these properties must be agreed upon prior to accepting them for annexation.
- Storm water drainage for this area is problematic. Design of an adequate system as well as financing mechanism for implementing it must be in place prior to annexation. If discharge into the ditch is unfeasible at time of annexation, then maintenance responsibilities of large detention or retention areas must be clarified.
- Adequate traffic collector and pedestrian routes must be identified and rights of way obtained as part of the annexation process.
- There are multiple potential zoning conflicts between the City's desired growth patterns and the County's existing zoning and development. Buffers or other land use solutions must be considered to reduce land use conflicts.

Annexation Conditions and Implementation Actions: Annexations in this area should be conditioned upon the following specific requirements:

- Long-term solutions for storm water impacts must be considered. The past practice of large storm water retention ponds is problematic. Large detention areas waste otherwise developable land and can become maintenance headaches down the road. Future development must provide for adequate storm water management with the most viable option being evacuation via the Alamosa (Hickory Jackson) Ditch.

- Require the annexing parties to provide an estimate of the utility demands to support the property and propose a means of meeting that anticipated demand. This must be addressed as part of the annexation agreement. The mitigation of adverse impacts to downstream sanitary lines and lift stations as described in the 2022 Master Utility Plan should likewise be addressed in the annexation agreement.
- While completion of West Tenth Street and S Craft Drive provide a good collector system, mutually supporting local streets must complement rather than conflict with these corridors.
- Adequate recreational facilities or the upgrades of existing facilities must be incorporated into the development plans and annexation process for this area.
- In areas where there may be incompatibilities between uses, such as with industrial uses and housing developments, provisions for adequate buffering and buffer yards should be considered.

Area 4 - SOUTH ALAMOSA INFILL AREAS

Description: This portion of the community that should be considered for annexation is an area located generally between the McClain Fink Subdivision and Highway 285 south. It is made up of a combination of single-family homes, vacant lots, and some existing commercial and governmental uses.

Zoning Designation:

The proper zoning designation upon annexation should be residential for that property in and adjacent to the McClain Fink Subdivision and Industrial or Commercial for the properties adjacent to Highway 285. The large, vacant properties are ideal for mixed residential infill development.

Annexation Timing: The timing of the annexation of this portion of the community is dependent upon the desires of the existing landowners, but in general, the City would encourage the annexation of that portion immediately adjacent to the existing city limits to the east first, so that the current infrastructure can be extended in a logical fashion to best serve the entire area.

Annexation Issues: Provisions must be made for storm water drainage, and existing roads must be upgraded to urban standards. Some streets only have borrow ditches for storm water detention, which occupy the areas typically intended for sidewalks.

Annexation Conditions and Implementation Actions: A storm water drainage system must be designed and implemented before any further annexations take place in this area. Property owners must present a method to finance all required water, sewer and storm improvements. The City's stormwater drainage easement in the Alamosa Ditch may provide relief for storm water discharge.

Area 5 - AREA ADJACENT TO THE SAN LUIS VALLEY REGIONAL AIRPORT

Description. This is an area of vacant and low density housing located along the south side of Airport Road, west and south of the San Luis Valley Regional Airport, and east of Highway 285.

Zoning Designation: This area should be zoned Industrial or Agricultural in order to encourage additional industrial and service commercial uses to be located in the community and as a tool to help protect the airport from incompatible encroachments.

Annexation Timing: There is no pressing need to drive annexation of this area. However, the area immediately south of Airport Road could be ripe for industrial development. Since other areas extend well south of existing infrastructure, such extended southward property in this area should be considered for annexation only upon presentation of a pressing public interest in doing so, or the proven ability of the developer to install these services at their cost with no impact to the existing systems.

Annexation Issues: Provision of storm and sanitary sewers may be difficult. Undersized and outdated sanitary lines and lift stations need to be upgraded.

Annexation Conditions and Implementation Actions: Development plans must be in accordance with flight clearance requirements for the airport prior to annexation. The developer must install the necessary utilities to service this area and demonstrate that the existing municipal services will not be adversely impacted.

Area 6 – SOUTHEAST ALAMOSA

Description. This annexation area has two subareas. Subarea A consists of mixed residential and industrial properties south of the railroad tracks and northeast of the City's wastewater treatment plant. Subarea B consists of properties along South River Road and Old Airport Road, which are primarily residential and agricultural uses.

Zoning Designation:

1. Subarea A should be zoned commercial in order to tie the Central Business District with the river as envisioned in the Downtown Design Plan. Mixed Use zoning may be appropriate for parcels adjacent to residential uses, and higher-end housing near the river may revitalize the area. Neighborhood commercial uses could support the residential development within walking distance of the property.
2. Subarea B should be zoned residential, giving the city an additional area to grow for much-needed housing that carries fewer infrastructure challenges than other growth areas.

Annexation Timing: There is no pressing need to drive annexation of this area. Commercial and residential redevelopment could inject some vibrancy into the area and remove the existing blight.

Annexation Issues: Some of the properties in the area have been previously developed with businesses that that sell or process petroleum products. Some parcels have already undergone

remediation for on-site hazardous materials. Properties that develop in this area may be outside of the protection of the Alamosa levee system. Future growth here will need to be able to demonstrate that it can be developed safely out of the floodplain or that the levee system can be extended.

Annexation Conditions and Implementation Actions: Properties considered for annexation that were previously used for petroleum processing should undergo a Phase I Environmental Analysis prior to annexation. This may prove to be a barrier for revitalization. On the other hand, its proximity to the river and the wastewater treatment plant make stormwater and sanitary sewer service less problematic.

Area 7 – NORTHEAST ALAMOSA

Description. This area consists of remnant ranch parcels with historic residential homes. These parcels lie between the Alamosa City Ranch boundary on the west and US Highway 17 on the east.

Zoning Designation: Parcels along Highway 17 are suitable for a variety of different uses. The proximity to the highway tends to allow consideration for more intensive economic development. As the property transitions to the west, less intensive uses such as residential estate lots, recreation and riparian habitat should be considered. Assigning specific zoning districts should be delayed until the City completes an economic analysis of the properties or receives a specific proposal from a land owner.

Annexation Timing: There is no pressing need to drive annexation of this area at this time. The City may wish to wait until a suitable economic development plan is presented.

Annexation Issues: The current open space character of this property creates a bucolic gateway to the city from the north and any future development should enhance the gateway experience. Additionally, the distance between these properties and existing utilities is problematic. Extending utilities will come at great cost, and the City should have a clear understanding of the impacts this would have on the existing system.

Annexation Conditions and Implementation Actions: Annexation should be accompanied by a preliminary development plan conducted in accordance with the Unified Development Code. This should also include a plan for extending services and how this is to be financed, with documentation demonstrating that the existing system will not be adversely impacted.

EAST ALAMOSA (Area 8)

Description. East Alamosa is an existing developed area east of the city, across the Rio Grande, that is composed of a combination of uses, including residential, commercial, and some limited agricultural activities. This tract has shown up on several iterations of the City's Three Mile Plan. After careful study, the city staff has determined that the City cannot efficiently serve this area

with municipal services in a cost effective manner. The aging infrastructure requires significant repair and maintenance that could become a financial burden if taken on by the City.

The City of Alamosa should concentrate its development efforts west of the Rio Grande. Any development east of the river should have enough positive economic benefit to justify the cost of providing municipal services.

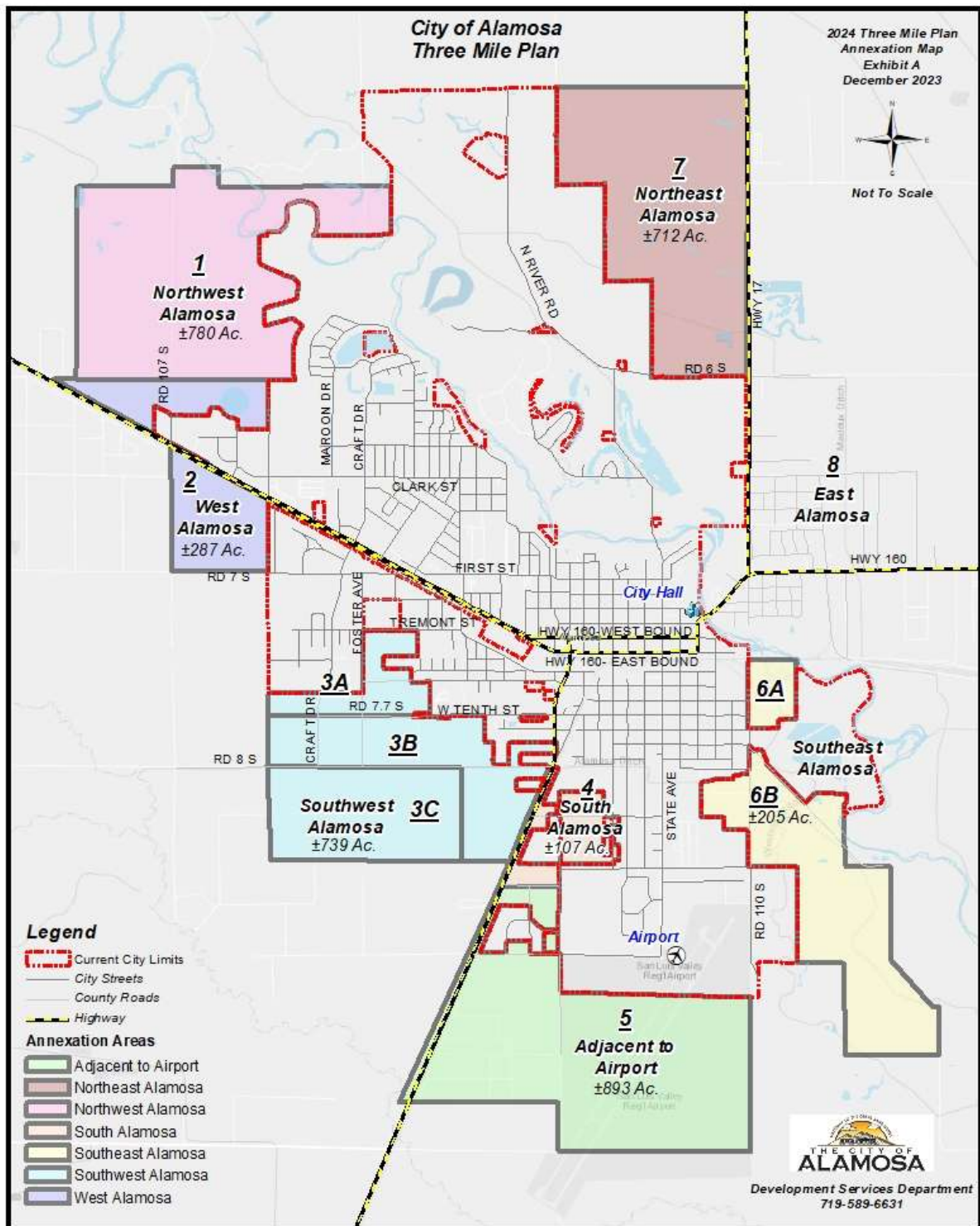


Exhibit A - 2025 Three Mile Plan Map

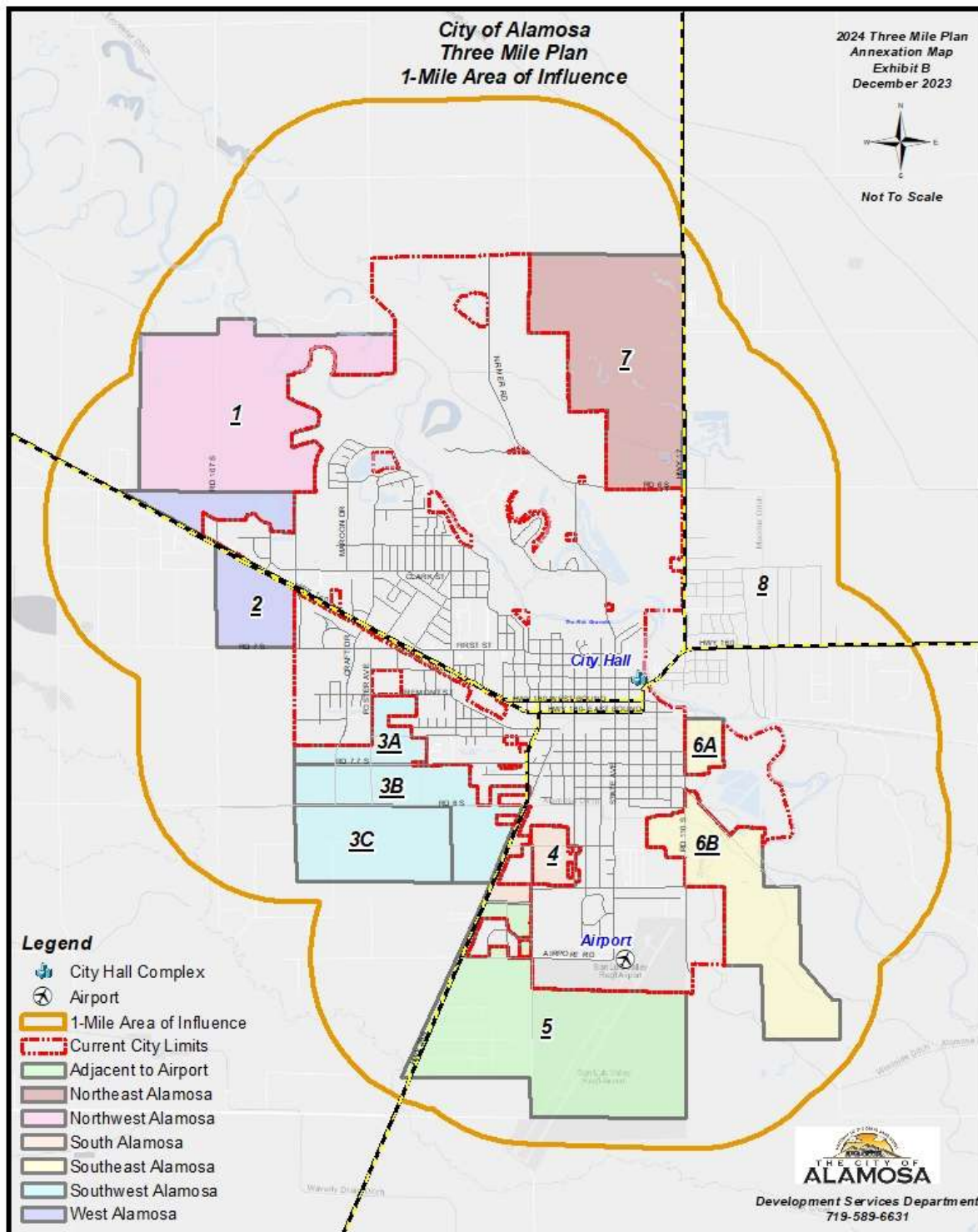


Exhibit B- 2025 Three Mile Plan Map with 1-Mile Area of Influence

CITY OF ALAMOSA

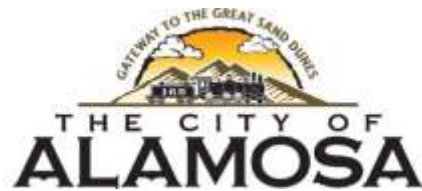


2024

THREE MILE ANNEXATION PLAN

CITY OF ALAMOSA

2024 THREE MILE ANNEXATION PLAN



The City of Alamosa
Department of Development Services
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Alamosa, Colorado 81101
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Adopted 7 February 2024

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THREE MILE ANNEXATION PLAN

I. ADOPTION RESOLUTION

RESOLUTION No. 3-2024

A RESOLUTION APPROVING THE 2024 THREE MILE ANNEXATION PLAN FOR THE CITY OF ALAMOSA, COLORADO

WHEREAS, Prior to completion of annexations within three miles of the boundaries of the City, C.R.S. § 31-12-105(e)(I) requires the City to adopt a plan that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area; and

WHEREAS C.R.S. § 31-12-105(e)(I) requires the City annually to update its three-mile annexation plan; and

WHEREAS, on January 24th, 2024, the Planning Commission reviewed the current annexation plan, and unanimously recommended that the plan remain substantively the same as last year's plan, with minor wording changes as set forth in the draft plan prepared by the city staff and attached as Exhibit A;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMOSA, COLORADO that the 2024 Three Mile Annexation Plan, attached hereto as Exhibit A, is hereby approved and adopted.

APPROVED and ADOPTED this 7th day of February, 2024.

CITY OF ALAMOSA

Attest:

Ty Coleman, Mayor

Holly C. Martinez, City Clerk

II. CITY OF ALAMOSA THREE MILE ANNEXATION PLAN

This document constitutes the Three Mile Plan for the City of Alamosa, Colorado, as required by and in conformance with Section 31-12-105(1)(e) of the Colorado Revised Statutes (CRS).

Introduction and Purpose of the Three Mile Plan

Introduction

The three-mile plan is a long range planning opportunity for municipalities to consider where they want to annex, how they will provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. It ensures that the municipality will annex land only when it is consistent with pre-existing plans for the surrounding area.

The failure to plan for the physical growth of a municipality can result in haphazard annexations that prove expensive to the municipality annexing the land, the county in which the land is located and the neighboring communities.

The statute above requires a three-mile plan to generally describe the proposed location, character and extent of future public utilities and infrastructure (e.g., streets, bridges, parks, playgrounds, aviation fields, waterways, open spaces and other public grounds) as well as proposed land uses for the area. The comprehensive plan takes into account all land that is functionally related to the growth of the municipality, not just land within three miles of the municipal boundary. The City's comprehensive plan addresses these elements required for a three-mile plan. The City's three-mile plan is intended to be consistent with the comprehensive plan, and is reviewed and updated annually.

In contrast to an annexation impact report, which is site specific to individual annexations, the three-mile plan takes a broader approach to the annexation and development of land. A proposed annexation should be consistent with the municipality's master plan and three-mile plan, in addition to other policies, such as those outlined in the Annexation Handbook and the municipal Code.

Purpose

Colorado Revised Statutes Section 31-12-105(1)(e)(1) requires that each municipality have a plan that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power for any annexation within three (3) miles of the municipality. The statute requires that the plan be adopted prior to the annexation of any land into the municipality and that the three-mile plan be updated annually.

The Alamosa Three Mile Annexation Plan does not assume, propose, or guarantee that any property within the three-mile study area will be annexed into the city limits. This plan does not propose specific improvements or land uses for eligible properties. All properties considered for annexation are subject to the criteria of Division 8-4 Annexation and Disconnection of the Alamosa Unified Development Code (UDC, otherwise known as Chapter 21 of the *Alamosa Code of Ordinances*), in addition to the City of Alamosa Annexation Handbook.

Criteria for Annexations

Guiding Policy

The city shall not annex land unless that land is included with the City's Three Mile Plan for Annexation and the annexation occurs in a manner that is in conformity with the goals and policies of the Comprehensive Plan, Unified Development Code, and Annexation Handbook. The City will not approve annexations that cannot be served with all necessary utilities and facilities, nor will it approve annexations that have a significant, adverse impact on the City's infrastructure capacity or quality.

Study Area

The Municipal Annexation Act permits local cities and towns to evaluate extraterritorial lands up to three miles from their current corporate limits for consideration of eligibility for annexation. Based on community growth rates and historical annexation requests, the City Council has determined that a one mile limit better suits the development needs of the community. Therefore, the current study area is limited to one mile from the existing corporate limits of Alamosa. However, the City Council reserves the right to expand the study limit up to three miles if community need warrants such analysis.

The seven areas adjacent to the city are identified for inclusion in the City's future growth boundary make up the parcels that are included in the City's Three Mile Plan for Annexation. In addition, while not specifically identified, any existing enclaves are also included in this plan as appropriate for annexation. The Three Mile Plan for Annexation is intended to meet the requirement of C.R.S. Section 31-12-105(1) (e), which requires that all municipalities have a plan in place for annexations prior to annexing any property into the city. This plan generally describes the proposed location, character, and extent of land uses, access, public facilities and other community attributes associated with the area proposed for annexation. Whether these parcels are annexed, when they are annexed, and their proposed use are all critical to the future of the community and no annexation should be allowed that is in conflict with the provision of this plan, unless the plan is modified or conditions in the area or community change in such a way as to warrant such a decision. As per state statutes, the Three Mile Plan for Annexation must be updated at least annually.

Discussion

Seven areas that may be considered for annexation are discussed in detail here, as well as appropriate zoning, timing, and other related issues. Taken together, the recommendations and accompanying map form the City's Three Mile Plan for Annexation. This plan is updated on a yearly basis to reflect annexations that have taken place during the year, any changes in community goals concerning the annexation of additional areas or changes in suggested land uses, and any additional information relevant to annexation issues.

The plan identifies issues that should be addressed prior to any parcel of land being annexed into the City of Alamosa, but does not itself propose the annexation of any lands near the city. Annexation of any land into the city remains an individual landowner decision, unless Council chooses to force an annexation for a property that is eligible. Successful annexation applications to the City should focus on how any particular annexation will meet the goals of the community as identified in the Comprehensive Plan. Annexation is a discretionary act by the City of Alamosa; the submittal of an annexation petition that is consistent with this plan and the City's comprehensive plan is no guarantee that the subject property will be annexed.

The annexation conditions and implementation actions for each area outlined in this plan are based on an area-wide, broad-level understanding of the needs of the area. These conditions may be modified based on each annexation, and additional conditions are set forth in Section 21-8-402(b) of the UDC. Such conditions are in the discretion of City Council and are memorialized in a written annexation agreement to be executed by the land owner and developer (if applicable) prior to final City Council action on the annexation. Should the annexation be approved, the agreement, annexation ordinance, and plat will be recorded in the office of the Alamosa County Clerk and Recorder.

III. PLANNING AREAS

Area 1 - NORTHWEST ALAMOSA

Description. This area is generally west and north of the Wal-Mart development and south of the Rio Grande. The southern boundary of the area follows the projected Kathleen Lane extension west of County Road 107 S. The property north of the Wal-Mart site traditionally has been used for agricultural and residential purposes, although most agricultural uses lapsed in the early 1980's. The area north and west of Cielo Azul and River Trece continues to develop with the latter phases of these subdivisions. River Trece Three annexed additional property for its next development phase, and in 2020 the City annexed approximately 200 acres of floodplain and riparian habitat along the Rio Grande it acquired in September 2019 for recreational use as the Alamosa Riparian Park.

Zoning Designation: This property is most suitable for low density residential uses and open space uses. Upon annexation the land should be zoned for low density residential and agriculture (such as for RV parks or open space). Residential density should increase approaching the highway. Areas closer to the US HWY 160 corridor may warrant consideration for commercial or mixed use zoning.

Annexation Timing: With the 2020 annexation of the Alamosa Riparian Park, additional remaining land within this area is privately held, so that annexation is contingent upon the goals and desires of the landowners and not up to the City. Annexation requests are appropriate for any of the land within this area at the present time, based on statutory requirements of the State of Colorado. The City has absorbed several major tracts of land in the past few years. These tracts are developing at a steady pace and it may be appropriate to consider annexations of parcels that fulfill the growth objectives of the City.

Annexation Issues: There are four significant issues related to the annexation of this area:

- This area has developed into one of the more popular residential neighborhoods in the city. As new development parcels are annexed into the city, there should be a conceptual development plan prepared that allows the City to evaluate the impacts of new development on the streets and utilities and emergency services. Until that time, the City is working on the Master Utility Plan (MUP) to evaluate the condition and capacity of the existing utilities downstream. The sanitary sewer phase of the MUP was completed in May of 2022, and the water distribution phase was completed in May of 2023. Any additional impact may trigger upgrades to sanitary sewer lines and lift stations to accommodate the additional loading.
- The property owner historically responsible for the majority of the development in the area is transitioning his interests to his children and it is uncertain if or to what extent this area will continue to develop.
- Some properties may be outside of the protection of the levee system and within the floodplain. If this is the case, adequate plans must be made to either extend the levee or to develop in a manner that minimizes flood hazards.
- Stormwater continues to be a problem in this area as most stormwater lines are at or over capacity.

Annexation Conditions and Implementation Actions: Annexations in this area should be conditioned upon the following specific requirements:

- All annexations and future development must be designed in a manner that contributes to the future collector road system by dedicating all street rights of way necessary for the continuation of the proposed collector road(s).
- Require the annexing parties to provide an estimate of the utility demands to support the property and propose a means of meeting that anticipated demand. This must be addressed as part of the annexation agreement. The mitigation of adverse impacts to downstream sanitary lines and lift stations should likewise be addressed in the annexation agreement consistent with the requirements in the UDC. Additional fees should be

considered to offset the sanitary sewer upgrades necessary to serve this area and/or adopting a tap fee zone which charges users in this area a higher rate.

- Development in this area shall be done in such a way to support existing and proposed recreational facilities to include parks, trails, and bicycle paths.

Area 2 - WEST ALAMOSA

Description: This area is generally west of the Wal-Mart development along the Highway 160 corridor, bound on the north by the Kathleen Lane extension and on the south (south of US 160/285) by West First Street/County Road 7 S. The property west of the Wal-Mart site traditionally has been used for agricultural and high-density residential purposes, although the agricultural uses lapsed in the early 1980's. The area already within city limits west of Cielo Azul that bisects Area 2 and extending to County Road 107 S reflects the property currently occupied by the Ski-Hi 6, annexed in March 2010. In 2019, the City annexed The Comfort Inn hotel on the west side of County Road 107 S. This area also includes contiguous tracts south of US 160/285 extends south to County Road 7 S.

Zoning Designation: This property will be most conducive to commercial uses and should be zoned as such upon annexation.

Annexation Timing: Since this area is owned by private landowners, the annexation is contingent to a great extent upon the goals and desires of the landowners first. Annexation requests are appropriate for any of the land within this area at the present time based on statutory requirements of the State of Colorado. The City has absorbed several major tracts of land in the past few years, and it may be appropriate to see these recent annexations further developed before annexing additional tracts. More focus should be given to developing commercial lots already within city limits.

Annexation Issues: There are two significant issues related to the annexation of this area:

- The Carroll Property west of Wal-Mart has been platted as Carroll Business Park. The property has been developed with hotels and financial institutions. There are only a few remaining parcels ready for development. There are many undeveloped commercial and industrial parcels along the Highway 160 corridor. Rather than annex more undeveloped commercial or industrial property at this location, it may be more appropriate to wait until more of the existing property is developed. There appears to be sufficient commercially zoned property in the city at this time, but we lack residential lots that are ready for development. Unless a proposal is put forward for development with clear benefits to the City and its citizens, the City should not proceed with annexation.
- Adjacent properties, other than the Wal-Mart tracts, have been slow to develop. Large investments in infrastructure have been made and should be utilized before extending the infrastructure further.

Annexation Conditions and Implementation Actions: Annexations in this area should be conditioned upon the following specific requirements:

- All annexations and future development must be designed in a manner that contributes to the future collector road system by dedicating all street rights of way necessary for the continuation of the proposed collector road(s).
- Require the annexing parties to provide an estimate of the utility demands to support the property and propose a means of meeting that anticipated demand. This must be addressed as part of the annexation agreement. The mitigation of adverse impacts to downstream sanitary lines and lift stations should likewise be addressed in the annexation agreement consistent with the requirements in the UDC. Additional fees should be considered to offset the sanitary sewer upgrades necessary to serve this area and/or adopting a tap fee zone which charges users in this area a higher rate.
- Development in this area shall be done in such a way to support pedestrian accessibility to businesses in the area, particularly to the north.
- Large-scale annexation should be accompanied with a preliminary development plan conducted in accordance with the Unified Development Code.

Area 3 - SOUTHWEST ALAMOSA

Description. This portion of Alamosa is a large area composed of three distinct annexation subareas, listed from north to south:

1. Subarea A consists primarily of those un-annexed portions of the Stockton and Washington Additions as well as the area north of W Tenth Street and its projected extension. Craft Drive extends south to the Co-op Road (County Road 8 S) and W Tenth St from Highway 285 to S Craft Drive. These streets provide the necessary primary transportation routes in the area. Water and sewer lines have been extended south on Foster Drive (formerly County Road 108) from First Street to Tremont and west on Tremont to S Craft Drive. A major farm worker housing project was completed south of Tremont and east of Craft and single family dwelling units are being developed in this same area. A new major residential development is proposed adjacent to the W Eighth Street extension. Additions east of Foster Drive are not currently within the city limits. These properties are primarily residential in nature.
2. Subarea B is that area between W Tenth St (and its projected extension) and the Co-op Road (County Road 8 S), as well as that area south of the Co-op Road between Highway 285 and the Washington Ave extension (west of the photovoltaic site).
3. Subarea C consists of the area south of the Co-op Road west of the Washington Ave extension.

Zoning Designation:

1. Subarea A. Proximity to the residential development on Craft Drive south of Tremont St leads this area to be a mix of residential zoning and land uses.
2. Subarea B. Existing development patterns and land uses established in the county are primarily heavy commercial and/or industrial in nature, while current and foreseen

development pressure from Subarea A consists of residential uses. This creates potential incompatibilities between the two. Those areas nearer to Highway 285 provide more viable commercial sites and should be zoned as such. Those portions of Subarea B along S Craft Drive, Foster Avenue, and the Co-op Road should accommodate those market pressures with residential or mixed use zoning. Better coordination with the County is necessary to ensure land use buffers remain intact and to limit further incompatibilities between uses.

3. Subarea C. Existing development patterns dictate that the primary zoning for this area should be mixed residential with a gradation to mixed use to the east in anticipation of future solar development.

Annexation Timing:

1. Subarea A – The Craft Drive access and ongoing development make this a good candidate for annexation. The ongoing development of homes by CRHDC makes this area desirable as the most recent phase approaches build-out.
2. Subarea B - This property is held by several different individuals and the annexation timing will probably be driven by the need for commercial and industrial uses that utilize City resources. Subarea B should only be annexed after Subarea A.
3. Subarea C - This property is held by several different individuals and will only be annexed after Subareas A and B.

Annexation Issues: There are four significant issues related to the annexation of this area:

- A method or methods of financing extension of sewer and water service to these properties must be agreed upon prior to accepting them for annexation.
- Storm water drainage for this area is problematic. Design of an adequate system as well as financing mechanism for implementing it must be in place prior to annexation. If discharge into the ditch is unfeasible at time of annexation, then maintenance responsibilities of large detention or retention areas must be clarified.
- Adequate traffic collector and pedestrian routes must be identified and rights of way obtained as part of the annexation process.
- There are multiple potential zoning conflicts between the City's desired growth patterns and the County's existing zoning and development. Buffers or other land use solutions must be considered to reduce land use conflicts.

Annexation Conditions and Implementation Actions: Annexations in this area should be conditioned upon the following specific requirements:

- Long-term solutions for storm water impacts must be considered. The past practice of large storm water retention ponds is problematic. Large detention areas waste otherwise developable land and can become maintenance headaches down the road. Future development must provide for adequate storm water management with the most viable option being evacuation via the Alamosa (Hickory Jackson) Ditch.

- Require the annexing parties to provide an estimate of the utility demands to support the property and propose a means of meeting that anticipated demand. This must be addressed as part of the annexation agreement. The mitigation of adverse impacts to downstream sanitary lines and lift stations as described in the 2022 Master Utility Plan should likewise be addressed in the annexation agreement.
- While completion of West Tenth Street and S Craft Drive provide a good collector system, mutually supporting local streets must complement rather than conflict with these corridors.
- Adequate recreational facilities or the upgrades of existing facilities must be incorporated into the development plans and annexation process for this area.
- In areas where there may be incompatibilities between uses, such as with industrial uses and housing developments, provisions for adequate buffering and buffer yards should be considered.

Area 4 - SOUTH ALAMOSA INFILL AREAS

Description: This portion of the community that should be considered for annexation is an area located generally between the McClain Fink Subdivision and Highway 285 south. It is made up of a combination of single-family homes, vacant lots, and some existing commercial and governmental uses.

Zoning Designation:

The proper zoning designation upon annexation should be residential for that property in and adjacent to the McClain Fink Subdivision and Industrial or Commercial for the properties adjacent to Highway 285. The large, vacant properties are ideal for mixed residential infill development.

Annexation Timing: The timing of the annexation of this portion of the community is dependent upon the desires of the existing landowners, but in general, the City would encourage the annexation of that portion immediately adjacent to the existing city limits to the east first, so that the current infrastructure can be extended in a logical fashion to best serve the entire area.

Annexation Issues: Provisions must be made for storm water drainage, and existing roads must be upgraded to urban standards. Some streets only have borrow ditches for storm water detention, which occupy the areas typically intended for sidewalks.

Annexation Conditions and Implementation Actions: A storm water drainage system must be designed and implemented before any further annexations take place in this area. Property owners must present a method to finance all required water, sewer and storm improvements. The City's stormwater drainage easement in the Alamosa Ditch may provide relief for storm water discharge.

Area 5 - AREA ADJACENT TO THE SAN LUIS VALLEY REGIONAL AIRPORT

Description. This is an area of vacant and low density housing located along the south side of Airport Road, west and south of the San Luis Valley Regional Airport, and east of Highway 285.

Zoning Designation: This area should be zoned Industrial or Agricultural in order to encourage additional industrial and service commercial uses to be located in the community and as a tool to help protect the airport from incompatible encroachments.

Annexation Timing: There is no pressing need to drive annexation of this area. However, the area immediately south of Airport Road could be ripe for industrial development. Since other areas extend well south of existing infrastructure, such extended southward property in this area should be considered for annexation only upon presentation of a pressing public interest in doing so, or the proven ability of the developer to install these services at their cost with no impact to the existing systems.

Annexation Issues: Provision of storm and sanitary sewers may be difficult. Undersized and outdated sanitary lines and lift stations need to be upgraded.

Annexation Conditions and Implementation Actions: Development plans must be in accordance with flight clearance requirements for the airport prior to annexation. The developer must install the necessary utilities to service this area and demonstrate that the existing municipal services will not be adversely impacted.

Area 6 – SOUTHEAST ALAMOSA

Description. This annexation area has two subareas. Subarea A consists of mixed residential and industrial properties south of the railroad tracks and northeast of the City's wastewater treatment plant. Subarea B consists of properties along South River Road and Old Airport Road, which are primarily residential and agricultural uses.

Zoning Designation:

1. Subarea A should be zoned commercial in order to tie the Central Business District with the river as envisioned in the Downtown Design Plan. Mixed Use zoning may be appropriate for parcels adjacent to residential uses, and higher-end housing near the river may revitalize the area. Neighborhood commercial uses could support the residential development within walking distance of the property.
2. Subarea B should be zoned residential, giving the city an additional area to grow for much-needed housing that carries fewer infrastructure challenges than other growth areas.

Annexation Timing: There is no pressing need to drive annexation of this area. Commercial and residential redevelopment could inject some vibrancy into the area and remove the existing blight.

Annexation Issues: Some of the properties in the area have been previously developed with businesses that that sell or process petroleum products. Some parcels have already undergone

remediation for on-site hazardous materials. Properties that develop in this area may be outside of the protection of the Alamosa levee system. Future growth here will need to be able to demonstrate that it can be developed safely out of the floodplain or that the levee system can be extended.

Annexation Conditions and Implementation Actions: Properties considered for annexation that were previously used for petroleum processing should undergo a Phase I Environmental Analysis prior to annexation. This may prove to be a barrier for revitalization. On the other hand, its proximity to the river and the wastewater treatment plant make stormwater and sanitary sewer service less problematic.

Area 7 – NORTHEAST ALAMOSA

Description. This area consists of remnant ranch parcels with historic residential homes. These parcels lie between the Alamosa City Ranch boundary on the west and US Highway 17 on the east.

Zoning Designation: Parcels along Highway 17 are suitable for a variety of different uses. The proximity to the highway tends to allow consideration for more intensive economic development. As the property transitions to the west, less intensive uses such as residential estate lots, recreation and riparian habitat should be considered. Assigning specific zoning districts should be delayed until the City completes an economic analysis of the properties or receives a specific proposal from a land owner.

Annexation Timing: There is no pressing need to drive annexation of this area at this time. The City may wish to wait until a suitable economic development plan is presented.

Annexation Issues: The current open space character of this property creates a bucolic gateway to the city from the north and any future development should enhance the gateway experience. Additionally, the distance between these properties and existing utilities is problematic. Extending utilities will come at great cost, and the City should have a clear understanding of the impacts this would have on the existing system.

Annexation Conditions and Implementation Actions: Annexation should be accompanied by a preliminary development plan conducted in accordance with the Unified Development Code. This should also include a plan for extending services and how this is to be financed, with documentation demonstrating that the existing system will not be adversely impacted.

EAST ALAMOSA (Area 8)

Description. East Alamosa is an existing developed area east of the city, across the Rio Grande, that is composed of a combination of uses, including residential, commercial, and some limited agricultural activities. This tract has shown up on several iterations of the City's Three Mile Plan. After careful study, the city staff has determined that the City cannot efficiently serve this area

with municipal services in a cost effective manner. The aging infrastructure requires significant repair and maintenance that could become a financial burden if taken on by the City.

The City of Alamosa should concentrate its development efforts west of the Rio Grande. Any development east of the river should have enough positive economic benefit to justify the cost of providing municipal services.

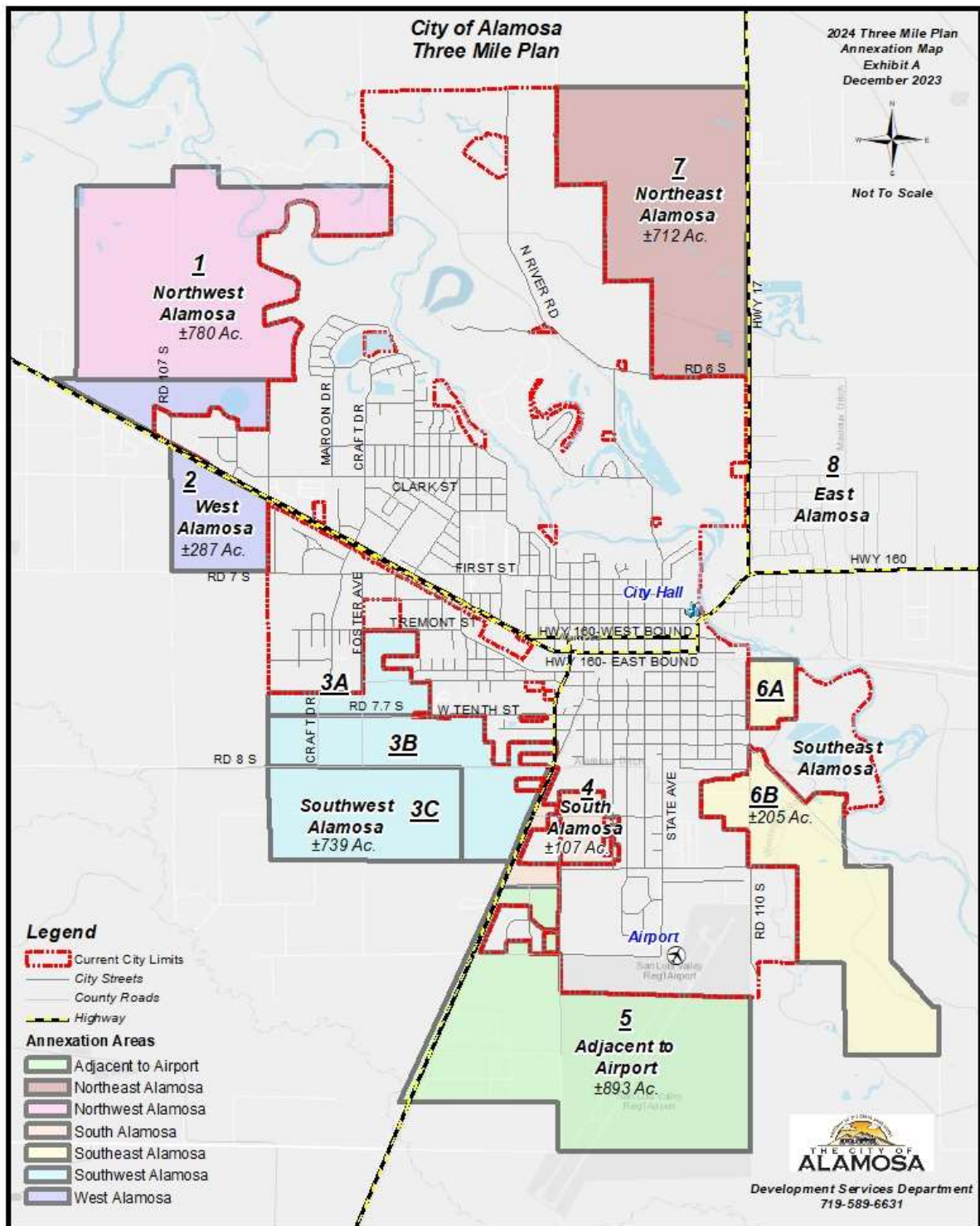


Exhibit A - 2024 Three Mile Plan Map

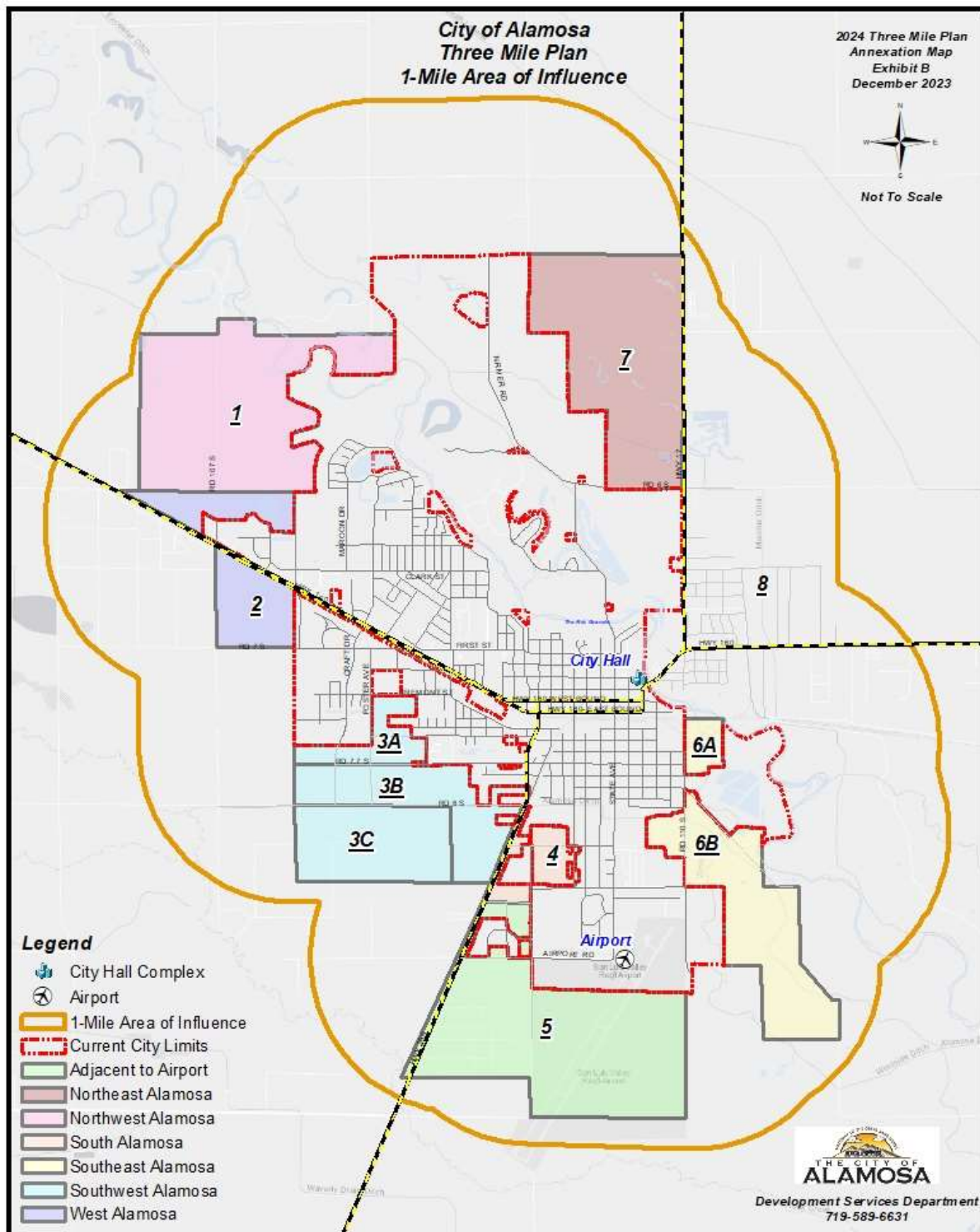


Exhibit B- 2024 Three Mile Plan Map with 1-Mile Area of Influence

RESOLUTION No. 3-2025

**A RESOLUTION APPROVING THE 2025 THREE MILE ANNEXATION PLAN
FOR THE CITY OF ALAMOSA, COLORADO**

WHEREAS, Prior to completion of annexations within three miles of the boundaries of the City, C.R.S. § 31-12-105(e)(I) requires the City to adopt a plan that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area; and

WHEREAS C.R.S. § 31-12-105(e)(I) requires the City annually to update its three-mile annexation plan; and

WHEREAS, on January 22th, 2025, the Planning Commission reviewed the current annexation plan, and unanimously recommended that the plan remain substantively the same as last year's plan, as set forth in the draft plan prepared by the city staff and attached as Exhibit A;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMOSA, COLORADO that the 2025 Three Mile Annexation Plan, attached hereto as Exhibit A, is hereby approved and adopted.

APPROVED and ADOPTED this 5th day of March, 2025.

CITY OF ALAMOSA

Attest:

Liz Hensley, Mayor Pro Tem

Holly C. Martinez, City Clerk