

**CITY OF ALAMOSA**  
**Planning Commission Minutes**  
**February 26, 2025**  
**6:00 PM**

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

**Minutes of the Meeting**

The regular meeting of the Planning Commission was called to order on February 26, 2025 at 6:00pm. By Chairman Mark Manzanares. Present were the following members: Mark Manzanares, John Adams, Sandra Ortega, Reyna Martinez, and Ralph Symbleme. Staff Present: Rachel James, Deacon Aspinwall, Captain Brandon Bertsch and Beata Ramza.

**Agenda Approval: M/S/C**

Motion to approve agenda as presented - Oretga/Adams. All vote yes motion passes.

**Approval of the Minutes: M/S/C**

Motion to approve 01/22/2025 minutes as presented- Adams/Martinez. All vote yes motion passes.

**Public Comments: None**

**Regular Business:**

- A. Request for a 3' side street setback reduction at 101 Edison Ave
  - a. Subject property on 1st and Edison. Applicants will demolish single family homes and construct a duplex. Because it is on a corner it is an 8ft side street setback from 1st Street rather than a 5ft setback. Duplex would fit with a 5ft setback. No issue with the site triangle. The duplexes will be alley access. Staff finds that the 8 variance criteria are met and it meets the housing action plan. Staff recommends variance to be approved as presented.
  - b. Dale and Deaana Martin - Center - The challenges with these properties is they are too dilapidated to fix. We need to start over because the foundations can't be saved. That location used to be a city dump. Our target market is people at the university and hospital. We attached photos in the narrative.
  - c. Speakers in support
    - i. Luke Smith - 735 1st St - I support the variance. I think this would be good for the neighborhood and the City.
    - ii. Gwen Smith - 123 Edison Ave - I also support the variance, It will help with the neighborhood and town and provide better housing for families.
    - iii. We received one comment through email. The person was supportive.
  - d. No one present to speak against.
  - e. Planning Commission Questions
    - i. Manzaneras - Are there any issues with fencing? Aspinwall - Since 1st Street is new, the fence can be right up to the sidewalk.
    - ii. Symbleme - Can we see the photos of the homes? Staff pulled up photos and designs.
    - iii. Ortega - What's your timeframe? Martins - We are trying to do it this summer but the interest rates came back up and so we are trying to figure it out with the banks. The units are prefab from Nebraska. Would demo when the units are ready and install all in one go

- to have it all built in 2 months. Have set their units before and think they are even better than site built. Colorado Department of Housing standards and get put on foundation.
- iv. Symbleme - You have worked with this builder before, is there going to be an issue regarding soil mitigation? Aspinwall - No, there should not be.
  - f. **Motion to approve the application as is with adding the carport to the same setbacks at a later time. Reyna/Ortega - All voted yes motion passes.**

#### **Other Business:**

##### **A. Code Enforcement Updates**

- a. Captain Brandon Bertsch - Working on several different properties. Trying to board up nuisance properties on Tenth St and Alamosa Ave. St Benedicts constantly out there, down to ten campsites. We have been enforcing the rules. Tomorrow on 4th St bridge helping CDOT remove some county homeless campsites. Also in support of the variance that was on the agenda tonight. I receive Investigation, Code Enforcement, and Co-responders. 1111 Railroad Ave which was a long time issue has been demolished.

##### **B. Staff Updates**

- a. By March, maybe April, we will have a new agenda software. We want to implement an opportunity for planning commissioner comments. That way you all can add things to the agenda that you may want to talk about.
- b. Mark Manzanares will be absent in April so Reyna Martinez will lead the meeting.
- c. Looking at March we will have 1 application and a code discussion coming up.
- d. There were some different ideas from the City Council and Planning Commission on certain topics. We have given City Council a basic agenda of what we as Planning Commission will be talking about so they have an idea what is happening.
- e. The new 4 way stop sign at Del Sol and Clark!
- f. Tierra Azul construction will be starting in the next couple weeks. We are planning a ribbon cutting and you will receive an invitation for March 24th but still choosing a time. They want to start building single family homes this summer, but people would not move in till later.
  - i. Manzanares - Will there be issues with the school district traffic? Aspinwall - There should not be. There will be flaggers for some soil and equipment movement. There will be a single road closure for a street cut but everything is being phased and timed to cause the least amount of issues. The communication for this project has been excellent, there will be regular press releases about street closures.
  - ii. Martinez - They are building the units but nobody living in them will they have security? Aspinwall - They did discuss some security measures and should have a temporary construction yard that will be secured.
- g. CRHDC subdivided a small parcel of land by the KIVA apartments. Will be putting up three single family homes and will also begin construction soon.
- h. Second St will be rebuilt starting next week. It will be done in 3 phases.

#### **Adjournment**

The meeting was adjourned at 6:40 pm.

Respectfully Submitted,  
*Beata Ramza*  
Recording Secretary