

CITY OF ALAMOSA PLANNING COMMISSION

September 22, 2021
6:00 PM
300 Hunt Ave. Alamosa CO 81101

Mission Statement: We are committed to providing balanced, effective and efficient public services for our residents, visitors and businesses by cultivating a vibrant, resilient and livable city.

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

AGENDA

I. Call to Order

II. Roll Call

III. Agenda Approval

IV. Approval of Minutes

- A. Minutes from Aug. 25, 2021

V. Public Comments

VI. Regular Business

VII. Other Business

- A. Discuss Potential Short Term Rental (Air B&B/VRBO) Regulations

VIII. Staff Updates

IX. Adjournment

ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

Subject/Title:

Minutes from Aug. 25, 2021

ATTACHMENTS:

Description	Type
▢ Min from Aug. 25, 2021	Minutes

**City of Alamosa
Planning Commission
August 25, 2021
6:00 p.m.
Minutes of the Meeting**

The regular meeting of the Planning Commission was called to order on August 25, 2021 at 6:00 p.m. by Chairman Mark Manzanares. Present were the following members: Kindra Lambert, Reyna Martinez, John Adams and Mark Manzanares. Excused: Sandra Ortega and David Mize. A quorum was declared. Staff present: Deacon Aspinwall and Nicole Valdez.

Agenda Approval: M/S/C. Lambert/Martinez. Motion approved to approve agenda as presented. All approved, none opposed.

Approval of the Minutes: M/S/C. Martinez /Adams. Motion approved to approve minutes of the July 28, 2021 meeting as presented. All approved, none opposed.

Public Comments:

- 1) Letter sent in by Braxton Getz. Aspinwall reads to commission.
- 2) Audrey Gallis, 3010 Kathleen Lane, Alamosa, CO A resident whom hired Braxton Getz to fence her home in Alamosa.

Regular Business: Interpretation of 21-4-504(h)(2) regarding Materials for Fencing

Motion made by Martinez: "I move that we approve and move forward with adding propanel and vinyl into our current code."

M/S/C. Martinez/Adams Motion approved, none opposed.

Other Business: None

Staff Updates:

Aspinwall gives updates regarding Iron Horse Apartment Complex, Mavrick Truck Stop and Downtown.

After no further business, the meeting was adjourned at 6:35 p.m.

Respectfully Submitted,

Nicole Valdez
Recording Secretary

ALAMOSA PLANNING COMMISSION

COMMISSION COMMUNICATION

Subject/Title:

Discuss Potential Short Term Rental (Air B&B/VRBO) Regulations

Background:

Based on direction from City Council, staff has been looking at Air B&B/Short Term Rental (STR) regulations. Currently, there are about 21 STR in Alamosa.

STR have many impacts on a community, both positive and negative. Currently, hotel occupancy rates are at or near capacity and the Great Sand Dunes National Park and Preserve has regularly broken visitation records this year. Tourists and travelers are swelling to the area. STR can provide a unique, local experience for these people.

On the other hand, the City is experiencing a major housing crisis. While 21 units is not a large impact on current housing stock, that number can change very quickly. Pagosa Springs has about 860 STR, which equates to 16% of their housing stock. This change happened relatively quickly despite the fact that these were already being regulated.

Other impacts include bad neighborliness. Such examples include:

- Shielded and Unshielded exterior lights being left on 24/7, whether anyone is staying on the property or not
- Parking on the roads and on the rental property, but not on the driveway or on an approved parking pad. Sometimes, just way too many vehicles than the driveways and parking pads can accommodate, so visitors are parking on the grass.
- Trash carts or bags being left out before and/or after the day of trash pick-ups
- Recreational fires being burned in areas that are dangerous or in very dry conditions
- Renters trespassing on the neighboring private property
- Voices that are loud, especially during evening hours
- Leaving food out for wildlife
- Dogs out in neighborhoods without supervision (not “under control”), excessive barking and defecating on neighboring properties.

Staff is providing a menu of options for STR regulations with recommendations. PC's comments, as well as those from staff will be taken to City Council in a work session in October.

Recommended Action:

Staff will provide recommendations for the discussion.

Relevant Code:

Sec. 21-2-405. - Short-Term Rental of Dwelling Units

(a) **Generally.** The standards of this Section apply to short-term rental of residential dwelling units, which includes rental of all or part of a dwelling unit for a term of less than 30 days.

(b) **Business License Required.** No dwelling unit shall be offered for short-term rental unless the owner or lessee (with the written authorization of the owner) has first secured a business license for

such use from the City.

(c) **Parking.** Short-term rental contracts shall limit the number of guest vehicles to the number of parking spaces that are available to accommodate them.