

CITY OF ALAMOSA PLANNING COMMISSION

September 27, 2023

6:00 PM

City Hall

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 August 23, 2023

V. Public Comments

VI. Regular Business

Request for Accessory Structure Setback Reductions at 1638 Pikes Peak Place

Rezone Request for Tr. 1 Yohn Sub., and Campus Master Plan Designation

VII. Other Business

- A. Staff Updates

VIII. Adjournment

ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

Subject/Title:

Minutes from August 23, 2023

ATTACHMENTS:

Description		Type
▢	Minutes from August 23, 2023	Minutes

Planning Commission
August 23, 2023
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on August 23rd, 2023 at 6:01 p.m. by Chairman Mark Manzanares. Present were the following members: Mark Manzanares, Reyna Martinez, Sandra Ortega, Ralph Symbleme, Kindra Lambert and John Adams. Staff present: Deacon Aspinwall, Rachel James and Nicole Valdez. A quorum was declared.

Agenda Approval: M/S/C. Lambert/Ortega Motion to approve agenda as presented. All in favor, none opposed.

Approval of the Minutes: M/S/C. Lambert/Martinez Motion to approve minutes of the July 26th, 2023. All in favor, none opposed.

Public Comments: Cheryl Odowd- Would like to change the format on the City's Variance process. Stated that the process is unfair because there is no chance to rebuttal.

Regular Business:

Multi-Family Parking Study & Amendments

a.) Staff member Deacon Aspinwall presented the Multi-Family Study and Amendments to the Planning Commission board and approval of recommendation.

b.) Motion to recommend approval to City Council made by Ortega second made by Lambert. All in favor, none opposed. Motion carries.

Other Business:

Staff Updates

After no further business, the meeting was adjourned at 7:05 p.m.

Respectfully Submitted,
Nicole Valdez
Recording Secretary

ALAMOSA PLANNING COMMISSION

COMMISSION COMMUNICATION

Subject/Title:

Request for Accessory Structure Setback Reductions at 1638 Pikes Peak Place

Background:

The subject property is located at 1638 Pikes Peak Place, otherwise known as Lot 16, Quarter Horse Acres Filing 2, Assessor's Parcel Number 541309314017. The lot is ±11,587 square feet in area and is located in the Residential Medium (RM) zone. The lot has an irregular shape due to its location at the end of a cul-de-sac. See the attached location map. The lot is classified as a *Suburban Lot* and the existing building coverage ratio is approximately 15.4% out of a 35% maximum. It is currently improved with a ±1,641 square-foot single-family dwelling with an attached garage and a 120 square-foot shed. The completed and sufficient Land Use Application was delivered to the Development Services Department on 8/29/2023. Mailing and posting requirements have been met pursuant to **Table 21-8-511**.

The applicant is requesting a variance for relief from accessory structure setback requirements listed in **Table 21-4-202B**, as well as the prohibition on the encroachments of structures into a public utility easement in **Sec. 21-4-403(b)(4)** of Alamosa's Unified Development Code (UDC). A proposed 750-square-foot detached garage would not meet the 35-foot front setback requirement; the request would be to allow a 7-foot reduction for a resulting front setback of 28 feet. While evaluating the proposed garage, we also found that an existing 10'x12' utility shed violates the rear setback requirement and rests atop a public utility easement. See the applicant's site plan, attached. It is not uncommon for staff to uncover these kinds of situations during plan review. Utility sheds not placed on a permanent foundation and under 200 square feet do not require a building permit, which often results in these being placed against a property line. Typically, this is easily resolved by moving the structure to a compliant location. However, this situation presents challenges so that the shed cannot simply be relocated. See the applicant's full request narrative and site pictures, attached. Trees, newly installed landscaping, and a lack of access constrain the applicant's ability to relocate the shed to the rear of the property. Additionally, the utility easement is only referred to in the plat note, not shown on the lot itself, making it easy to miss. See the plat map, attached.

The proposed side (east) setback of 25 feet for the garage cannot be lessened, because of an existing driveway that is used to store a camper. Finally, note that the separations between structures on the same lot are between 5 and 10 feet; this is allowable under **Sec. 21-4-502(b)** as amended by Ord. 15-2022 so long as increased fire separation requirements are provided (i.e. a 2-hour firewall).

Analysis and Impact:

Per **Sec. 21-8-702(b)**, variances may be granted by the Zoning Board of Adjustments when:

- (1) The strict application of this UDC would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property;
- (2) The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this UDC;
- (3) There are unique physical circumstances or conditions such as exceptional irregularity, narrowness, or shallowness of a specific piece of property at the time of the enactment of this UDC, or by reason of exceptional topographic or other physical conditions, or other extraordinary and exceptional situation or condition peculiar to the affected property;
- (4) That the unusual circumstances or conditions do not exist throughout the neighborhood or zone in which the subject property is located;
- (5) That because of such physical circumstances or conditions, the subject property cannot

- reasonably be developed in conformity with the provisions of this UDC;
- (6) That such unnecessary hardship has not been created by the applicant;
 - (7) That the variance, if granted, will not alter the essential character of the neighborhood or zone in which the property is located, nor substantially or permanently impair the appropriate use or development of adjoining property;
 - (8) That the variance, if granted, is a minimum variance that will afford relief and is the least modification possible of the provisions which are in question.

In evaluating this request to the standards referenced above, staff finds that the application meets the standards for which Planning Commission may grant a variance. In reference to the applicant's request, as they pertain to the standards of **Sec. 21-8-702(b)**, staff finds that:

- (1) The UDC creates a substantial hardship upon the owner of the property. The property has unique geometry and no alley access, yet is over 11,000 square feet in area. Because of this, there is no feasible way to add large accessory structures without a variance.
- (2) The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this UDC, so long as the public utility easement encroachment issue can be resolved.
- (3) The property has exceptional irregularity due to its location at the end of a cul-de-sac.
- (4) There are only a handful of properties located at the end of a cul-de-sac within the city limits. Most of these are not situated perpendicular to the front lot line.
- (5) Without a variance, there is no feasible way to allow additional construction on the lot.
- (6) The hardship has not been created by the applicant since the lot was created and developed this way. An argument could be made that the situation regarding the shed was created by the applicant to some degree, though this is a very common occurrence.
- (7) Staff believes that the variance, if granted, would not alter the essential character of the neighborhood, since the front setback of the garage would remain greater than the principal structure setback. Allowing the 1'4" rear setback for the shed would not impair the development of the property to the south, since it abuts a 60-foot utility and drainage easement. *See attached plat map.*
- (8) The variance being requested is believed to be the minimum feasible to facilitate the request.

Staff believes that the request for the setback reduction for the garage is sensible and justified. However, staff suggests Planning Commission discuss the request for the shed more carefully, evaluate the specific circumstances of this property, and weigh the different options that are available. Given the ephemeral nature of requests for encroachment, consistency of approach is most important, followed by the evaluation of specific mitigating factors. In staff's view, these factors are: 1) the temporary nature of the structure and the fact that it is installed on skids, so that it may be easily moved or removed; 2) trees, shrubs, and the proximity of the house to the south lot line make it effectively impossible to access the rear of the property with a vehicle; 3) the adjacent property to the south has a 60-foot wide drainage and public utility easement. Encroachments onto public utility easements are not fully prohibited – they are limited. In **Sec. 21-4-403(b)(4)**, the Code states that a structure shall not encroach upon a utility easement, "unless the design of the improvement and a recorded agreement allows access to the utility and allows the utility or the city to efficiently remove the encroachment at the property owner's expense." The structure in question fulfills the first requirement by being easy to move. Should Planning Commission approve the setback reduction for the shed, it would require the city to draft an agreement to fulfill the second requirement. Should a public utility company wish to utilize the easement on the subject property, it would do so by removing the fence panels to access the shed and easement from the adjacent easement to the south.

With the recent passage of Ord. 15-2023, the UDC grants another remedy outlined in **Sec. 21-8-**

520(b)(2). Should Planning Commission approve the request involving the shed, it may direct staff to initiate the procedure to vacate the easement along the south lot line. This is the “cleanest” solution.

Recommended Action:

Staff fully recommends that Planning Commission, acting as the Zoning Board of Adjustments, **approve** the variance request for the garage, since the request meets the provisions set forth in **Sec. 21-8-702(b)**. After fully evaluating all of the circumstances with respect to the request involving the shed, staff supports a **conditional approval** upon the successful vacation of the utility easement along the south lot line, or, if unsuccessful, upon the execution of a recorded agreement allows access to the utility and allows the utility or the city to efficiently remove the encroachment at the property owner’s expense. For clarity, staff has provided two separate motions below.

Sample findings and motion. Motions are provided for suggestion and as a template only, and are not required to be followed:

I find that the request for relief from the front setback requirement for an accessory structure meets the standards for which a variance may be granted due to the irregular configuration of the lot. Therefore, I move to approve the request for the garage as presented.

*I find that the request for relief from the rear setback requirement for an accessory structure meets the standards for which a variance may be granted due to the irregular configuration of the lot, the existing physical features prohibiting access to the back of the lot, and adequate easements to the south of the property in the form of an existing 60-foot easement. Therefore, I move to approve the request for the shed as presented, with the condition that the easement be vacated by the Administrator pursuant to the process outlined in **Sec. 21-8-520(b)(2)**. In the event that the Administrator is unable to vacate the easement due to objections from any Public Utilities, the Administrator shall provide the property owner with an agreement that allows the utility or the city to efficiently remove the encroachment at the property owner’s expense, which shall be executed within 30 days of delivery to the applicant and recorded with the office of the County Clerk and Recorder.*

Alternatives:

The following is a non-exclusive list of actions that Planning Commission may take.

- **(Recommended action)** Planning Commission, acting as the Zoning Board of Adjustments, may choose to **approve** the variance for the garage as submitted and **approve** the variance for the shed as presented **with conditions** that the easement is vacated or the property owner signs an agreement allowing the shed to be moved by a utility entity at their expense.
- Planning Commission may **approve** the request for the garage and deny the request for the shed, which would require the applicant to move the shed.
- Planning Commission may **deny** the request. If Planning Commission decides to deny the variance, it must provide findings of fact outlining how the request does not meet the standards of **Sec. 21-8-702(b)**.

Relevant Code:

Table 21-4-202B (EXCERPTED)
Single-Family Detached Lot and Building Standards

Single-Family Lot Type	Minimum						Maximum	
	Lot Area	Lot Width	Front Setback	Side Setback	Street Side Setback	Rear Setback	Stories	BCR ¹
Suburban Lot (RM, RH, EN, MU & CA) (Street Access)								
Principal Building	7,000 sf.	60 ft.	25 ft.	7 ft.	25 ft.	25 ft.	2	35%
Accessory Buildings			35 ft.	5ft. ²	25 ft.	5 ft. ^{3,4}	1 ⁵	

TABLE NOTES:

¹BCR = Building Coverage Ratio

² Increased setback may be required if required by fire code.

³ No garage with an overhead door that faces an alley shall be set back to create a driveway that is more than 3 ft. but less than 20 feet long.

⁴ The Administrator may approve a reduced setback down to 3 feet for alley-accessed detached garages.

⁵ Detached accessory buildings may be increased up to a maximum height of 2 stories if an ADU is one of the stories.

Sec. 21-4-403. - Projections into Required Setbacks

(b) **Limitations on permissible encroachments.** No building, building element, or structure shall:

- (1) Cross a lot line, unless a recorded document provides for access to and maintenance of the projection;
- (2) encroach onto public property or rights-of-way, unless a revocable encroachment permit is issued by the administrator;
- (3) encroach upon access easements; or
- (4) encroach upon utility easements, unless the design of the improvement and a recorded agreement allows access to the utility and allows the utility or the city to efficiently remove the encroachment at the property owner's expense.

Sec. 21-4-502. - Accessory Buildings

(a) **Generally.** Accessory buildings (e.g., detached garages, storage buildings, or accessory dwelling units) shall comply with all requirements for principal buildings except where specifically modified by this Chapter.

(b) **Spacing.** No part of any accessory building shall be located closer than 10 feet to any other structure on an adjacent lot and no closer than 5 feet to any structure on the same lot without adequate fire separation requirements as defined in the International Building Code being applied.

Sec. 21-8-520. - Vacation of Easements, Rights-of-Way, or Plats

(a) **Generally.** Easements or rights-of-way that are granted to the City by deed, agreement, or final plat may be vacated as provided in this Section.

(b) **Administrative Vacation.** The Administrator may:

- (1) Vacate the City's interest in an easement or right-of-way if:
 - a. The easement or right-of-way is not for roadway purposes;
 - b. The City does not have a fee-simple interest in the right-of-way;

- c. The easement or right-of-way has not been put to use for its intended purpose;
 - d. The easement or right-of-way is not necessary to provide services or non-vehicular access to property other than the Subject Property, or there are reasonable alternative ways to provide such services or public access; and
 - e. The easement or right-of-way is intended to serve or provide non-vehicular access to development for which related approvals have lapsed or been abandoned.
- (2) Vacate a platted or recorded public utility easement dedicated to and accepted by the City of Alamosa if:
- a. The easement has not been put to use for its intended purpose, or such purpose appears to have been abandoned;
 - b. The easement is not necessary to provide services to any property or properties, or there are reasonable alternative ways already in existence to provide such service;
 - c. The Administrator has sent notice of the intention to vacate said easement to the registered agent of each public utility company currently operating in the city by certified mail; and,
 - d. The Administrator has not received an objection to the vacation from any public utility company within 30 days.

Sec. 21-8-702. - Variances

- (b) **Other Variances.** The Board of Adjustment may grant or deny variances from the provisions of this UDC when:
- (1) The strict application of this UDC would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property;
 - (2) The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this UDC;
 - (3) There are unique physical circumstances or conditions such as exceptional irregularity, narrowness, or shallowness of a specific piece of property at the time of the enactment of this UDC, or by reason of exceptional topographic or other physical conditions, or other extraordinary and exceptional situation or condition peculiar to the affected property;
 - (4) That the unusual circumstances or conditions do not exist throughout the neighborhood or zone in which the subject property is located;
 - (5) That because of such physical circumstances or conditions, the subject property cannot reasonably be developed in conformity with the provisions of this UDC;
 - (6) That such unnecessary hardship has not been created by the applicant;
 - (7) That the variance, if granted, will not alter the essential character of the neighborhood or zone in which the property is located, nor substantially or permanently impair the appropriate use or development of adjoining property;
 - (8) That the variance, if granted, is a minimum variance that will afford relief and is the least modification possible of the provisions which are in question.
- (c) **Referral to Planning Commission.** The Zoning Board of Adjustment may request a recommendation from the Planning Commission to assist it in determining if the above requirements have been satisfied. Further, the Zoning Board of Adjustment may require that a special variance application form be completed by the appellant to ensure that the appellant fully understands the criteria on which the board must base its findings.
- (d) **Prohibitions.** The Zoning Board of Adjustment may not grant variances from the provisions of this UDC covering the use or density of land or buildings, or the provisions

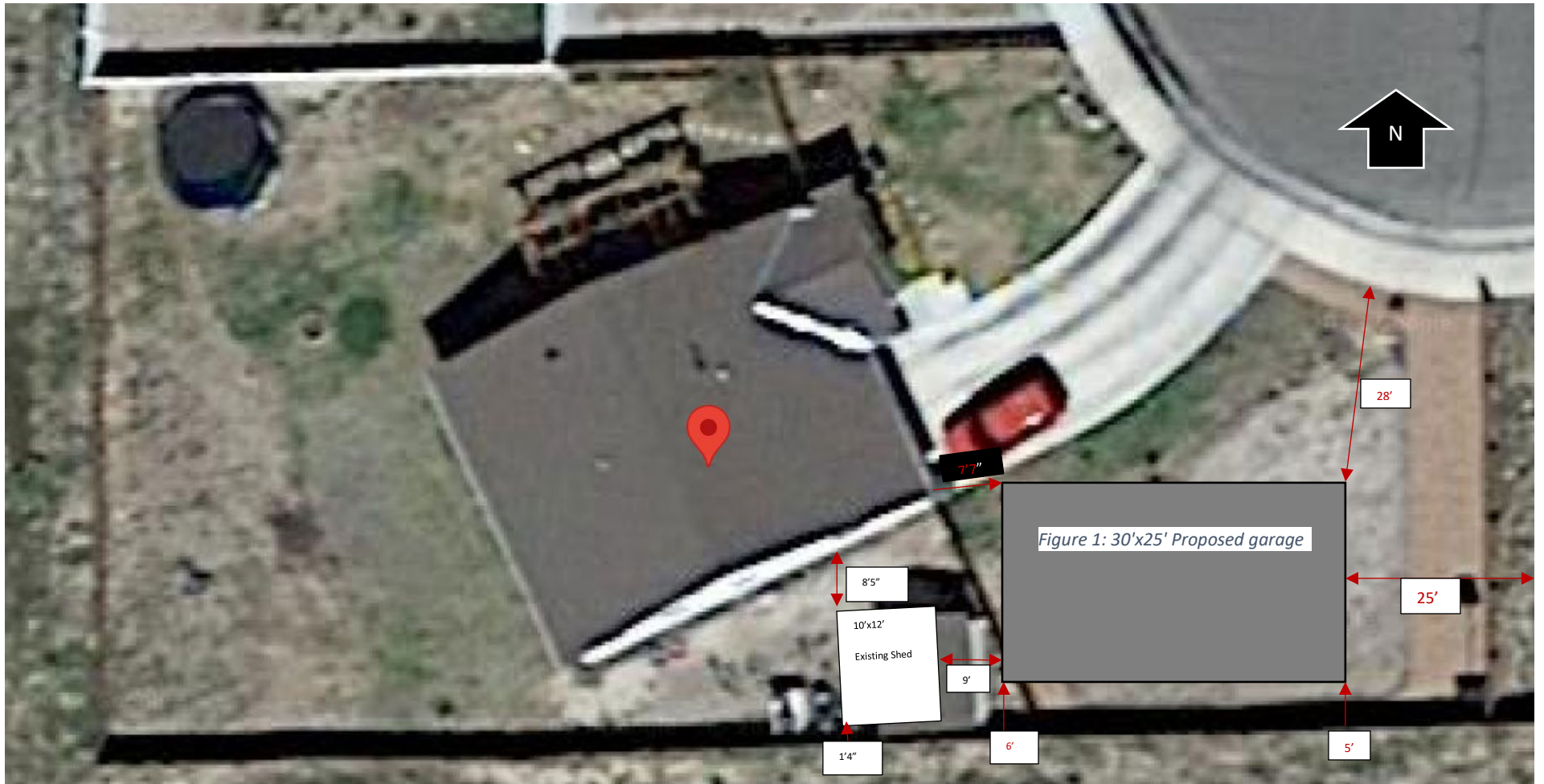
governing planned unit developments. In granting any variance, the Zoning Board of Adjustment may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this UDC.

ATTACHMENTS:

Description		Type
▣	Location Map	Backup Material
▣	Site Plan	Backup Material
▣	Owner Request Narrative	Backup Material
▣	Photos	Backup Material
▣	Plat	Backup Material

1638 Pikes Peak Place Variance Request





Not To Scale 1

1638 Pikes Peak Pl.

Cordova/Madrid Project Narrative

Special Exception Variance for Proposed garage:

The requested structure will be located at Lot 16 Quarter Horse Acres File #2 (1638 Pikes Peak Pl.) detached from the existing residence. The property is located in residential zoned area with the city limits of Alamosa, CO.

Due to the existing residence orientation and the irregular and narrow shape of the property a special exception variance is required. The proposed placement of the detached residential garage will not hinder any future development of the eastern most adjacent residential property, will not alter the character of the neighborhood per UDC 21-8-702(b).

Existing Shed:

The position of the existing shed is such that it is readily accessible from the residence and does not block the egress of the primary bedroom or block access to the sewer cleanouts. The shed itself is not a permanent structure, it is built on skids and can be moved if any utility work needs to be done along the southern property line.









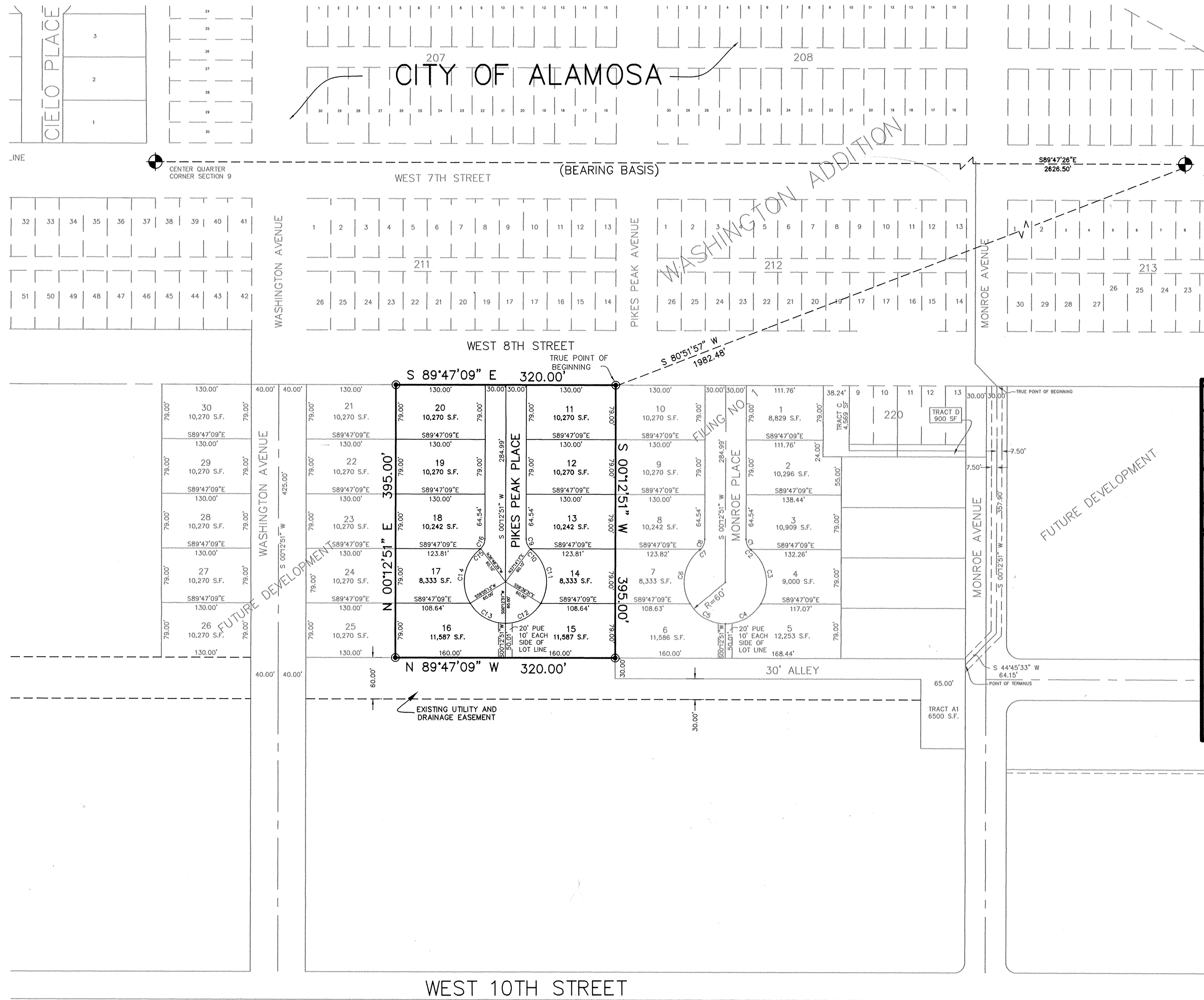






QUARTER HORSE ACRES—FILING NO. 2

THE FOLLOWING DESCRIBED PROPERTY ALL SITUATED IN WASHINGTON ADDITION TO ALAMOSA, ALAMOSA COUNTY, COLORADO: A FRACTION OF BLOCKS 219, 224, AND A PORTION OF PARK STREET, ALL SITUATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALAMOSA, COUNTY OF ALAMOSA, STATE OF COLORADO.



CURVE	LENGTH	RADIUS	CHORD
C9	16.17	20.00	S22°57'02\"E 15.73
C10	1.74	20.00	S48°36'34\"E 1.74
C11	86.34	60.00	N09°52'52\"W 79.08
C12	61.65	60.00	N60°46'40\"E 58.97
C13	61.65	60.00	S60°20'58\"E 58.97
C14	86.34	60.00	S101°18'34\"W 79.08
C15	1.74	20.00	N49°02'16\"E 1.74
C16	16.17	20.00	N23°22'44\"E 15.73

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THAT REAL PROPERTY SHOWN ON THIS PLAT, LOCATED IN THE CITY OF ALAMOSA, ALAMOSA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

CONSIDERING THE LINE BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 9 AS BEARING S89°47'26\"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO,

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE S80°51'57\"W A DISTANCE OF 1982.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE FOR WEST EIGHTH STREET IN ALAMOSA AND THE TRUE POINT OF BEGINNING; THENCE S001°12'51\"W A DISTANCE OF 395.00 FEET; THENCE N89°47'09\"E A DISTANCE OF 320.00 FEET; THENCE N001°12'51\"E A DISTANCE OF 395.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 8TH STREET; THENCE S89°47'09\"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST EIGHTH STREET A DISTANCE OF 320.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 126,400 SQUARE FEET OR 2.902 ACRES, MORE OR LESS.

FURTHER THAT THE UNDERSIGNED HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND LAID OUT AS PER THE ACCOMPANYING PLAT ACCORDING TO ARTICLE IX OF THE CITY OF ALAMOSA "SUBDIVISION REGULATIONS" AND DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ALLEYS, OTHER PUBLIC WAYS, PLACES AND EASEMENTS SHOWN ON THE ACCOMPANYING PLAT WITHIN THE LIMIT HEREIN DESCRIBED AND DEDICATE THESE TO THE PUBLIC USE FOREVER.

QUARTER HORSE ACRES, INC.

Rudolph Michael Gallegos
RUDOLPH MICHAEL GALLEGOS
PRESIDENT

STATE OF COLORADO } SS
COUNTY OF ALAMOSA }
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF December, 2008
BY: Rudolph Michael Gallegos WITNESS MY HAND AND SEAL OF OFFICE
MY COMMISSION EXPIRES 12-31-09
SIGNED: Quinn Scott ADDRESS P.O. Box 404, Alamosa, CO 81101
NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS

THE STREETS, ALLEYS, OTHER PUBLIC WAYS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT, DEDICATED TO THE PUBLIC USE, ARE ACCEPTED BY THE CITY OF ALAMOSA ON THIS 17th DAY OF December, 2008

SIGNED: Quinn Scott CITY CLERK BY: James J. Beirig MAYOR

CITY PLANNING COMMISSION CERTIFICATE

APPROVED, THIS 24th DAY OF November, 2008 CITY OF ALAMOSA PLANNING COMMISSION, ALAMOSA COUNTY, COLORADO. THIS APPROVAL IS WITH THE UNDERSTANDING THAT EITHER:

A. ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ALAMOSA SUBDIVISION REGULATIONS AND WITH THE ACTION OF THE CITY PLANNING COMMISSION GIVING CONDITIONAL APPROVAL OF THE FINAL PLAT, OR;

B. A SURETY COMPANY BOND OR OTHER SECURITY ACCEPTABLE TO THE CITY PLANNING COMMISSION HAS BEEN FILED WITH THE CITY CLERK, AND IN SUFFICIENT AMOUNT TO ASSURE SUCH COMPLETION OF REQUIRED IMPROVEMENTS.

SIGNED: Quinn Scott CHAIRMAN ATTEST: Don Kallin SECRETARY OF PLANNING COMMISSION

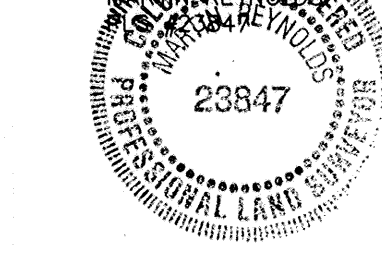
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF ALAMOSA) 11:29 am
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:29 am O'CLOCK, THE 18th DAY OF December, 2008, AND IS DULY RECORDED AT RECEPTION NO. 337133
MAP NO. D-146
SIGNED: D-146 RECORDER

SURVEYOR'S STATEMENT

I, MARTIN REYNOLDS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED FROM THE NOTES OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE 10-15-08



NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification hereon.

NOTES

- EACH LOT IS SUBJECT TO THE FOLLOWING UTILITY AND DRAINAGE EASEMENTS
SIDE LOT LINES - 5' ON EACH SIDE OF THE LOT LINE
BACK LOT LINES ADJACENT TO THE SUBDIVISION PERIMETER - 10'
COMMON BACK LOT LINES - 5' ON EACH SIDE OF THE LOT LINE
FRONT LOT LINES ADJACENT TO STREETS - 6'
ADDITIONAL EASEMENTS SHOWN
- EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR FINAL LOT GRADING TO MATCH THE OVERALL DRAINAGE PATTERNS FOR THIS SUBDIVISION. THIS MAY REQUIRE IMPORTED FILL AS NECESSARY TO MATCH THE SUBDIVISION GRADING PLAN.
- A NO. 4 REBAR WITH YELLOW PLASTIC CAP PLS 23847 WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF OVERLOT GRADING, INSTALLATION OF UTILITIES AND STREET CONSTRUCTION.
- EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR SITE CONSTRUCTION WHICH IS COMPATIBLE WITH THE OVERALL INFRASTRUCTURE IMPROVEMENTS DESIGNED FOR THIS DEVELOPMENT. THE IMPROVEMENTS IMPROVEMENTS DESIGN IS ON FILE WITH THE ALAMOSA PUBLIC WORKS DEPARTMENT.

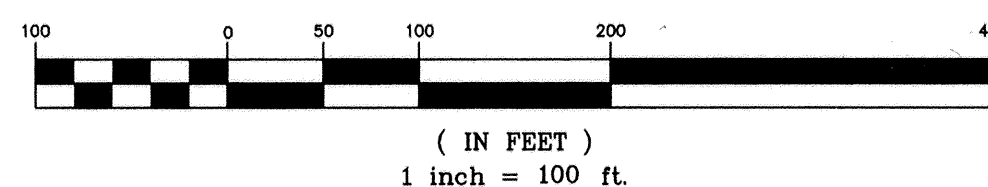
BEARING BASIS

BEARINGS ARE BASED ON A BEARING OF S89°47'26\"E ALONG THE EAST-WEST CENTERLINE OF SECTION 9. EACH END OF THIS LINE IS MONUMENTED AS SHOWN HEREON.

LEGEND OF MONUMENTS

- SET NO. 4 REBAR WITH 2\" ALUMINUM CAP PLS 23847
- SECTION CORNER MONUMENT AS DESCRIBED

GRAPHIC SCALE



REYNOLDS ENGINEERING COMPANY

21626 COUNTY ROAD AA.5
ALAMOSA, COLORADO 81101
(719) 274-3218

CLIENT: MIKE GALLEGOS

JOB NO. 2006 QUARTER HORSE
DRAWING PHASE2 PLAT.DWG

SHEET 1 OF 1

ALAMOSA PLANNING COMMISSION

COMMISSION COMMUNICATION

Subject/Title:

Rezone Request for Tr. 1 Yohn Sub., and Campus Master Plan Designation

Background:

The subject property is located generally east of Old Sanford Road and north of Airport Road. *See Figure 1 of the draft Campus Master Plan, attached.* Following the rezoning of the Rec Center area to Campus (CA) zoning in 2022 and the Yohn Subdivision splitting Alamosa City and County ownership of the Airport Road tract, and the need for the facilities described within the Campus Master Plan (CMP), the proposed future of the property requires 1) Tract 1 of the Yohn Subdivision to be rezoned from Industrial to Campus, so that it may be included with the 2) overall plan of development for the Alamosa Family Recreation Center (AFRC) property.

The draft CMP generally describes existing conditions, related planning efforts, and proposed future conditions of the foreseeable future. Pursuant to Division 8-3 of the Unified Development Code, Chapter 21 of the *Alamosa Code of Ordinances*, (UDC) Campus Master Plans are intended to be long-term documents that are implemented in conjunction with long-term capital improvement plans. The plan details the proposed general locations and intensities of land uses, buildings, parking areas, and open spaces, conceptual traffic and pedestrian circulation systems, and the classes of buffers or techniques for transition between the CA Zone and adjoining property in other zones. The AFRC campus has three primary land uses: recreation, utility, and residential.

Analysis and Impact:

The AFRC Complex has been a part of the community fabric since at least the 1940s, and likely before that. What functioned as the rodeo and fairgrounds for generations eventually burgeoned into a full-scale recreation complex, adapting to the needs and desires of the community. The City's 2017 Comprehensive Plan (Comp Plan), derived from sweeping public outreach and input, reflects the vision for future recreation. It notes when asked how important recreation assets are to their family, parks, trails and the recreation center received the highest importance ratings. Eighty-seven percent (87%) of online survey respondents identified parks as important or very important, followed by recreation trails (79%) recreation center (72%), athletic fields (51%), fairgrounds (28%), and the golf course (23%).

"Throughout the comprehensive planning process, residents expressed a desire for a public pool. There are multiple privately managed pools that are open to the public for a fee in and around Alamosa. A city pool is not only costly to build, but it also requires annual operations and maintenance. While the city recognizes the public interest in a city pool, previous attempts to fund one have failed. During the 2010 election, the ballot contained a proposed tax increase to fund a municipal pool and citizens voted it down. The city is open to alternative solutions to meet the public demand for a pool including public-private partnerships."

The Comp Plan set the following goal relevant to this campus area:

GOAL CSI.8 – CONTINUE TO ENSURE THAT ALAMOSA OFFERS QUALITY RECREATIONAL FACILITIES AND FORM PARTNERSHIPS FOR RECREATIONAL FACILITIES THAT ARE BEYOND WHAT THE CITY CAN AFFORD BY ITSELF.

Strategy A – Maintain the Alamosa Family Recreation Center and make upgrades and renovations

as needed.

Strategy B – Build a new ice rink and multi-use facility to ensure that participants enjoy a predictable ice season each year and the associated facilities to support a variety of ice sports.

Strategy C – Explore creative ways to address demand for a pool including public/private partnerships.

The Comp Plan also describes the vision for the area included in this rezone request. Page 97 (*attached*) specifically highlights the area being requested for rezoning as appropriate for “local government facilities.” All rezone requests are to be handled pursuant to the standards set forth in Sec. 21-2-106. This means that all rezoning requests MUST 1) protect historic resources and mitigate natural hazards, 2) have compatibility and provide public benefits, and 3) meet at least one of the alternative standards. The compatibility standard is satisfied by page 96, which specifically states the vision for this area below. The proposed utility uses fall in line with this vision.

“The purpose of these properties and the facilities on them is to best serve the public today and in the future. Work in partnership with Alamosa County as it plans for and constructs the facilities it needs while ensuring that infrastructure, parking, storm drainage and public health and safety are taken into consideration in accordance with the city codes and standards. Local governments have the opportunity to lead by example by developing these sites to be functional, safe, visually/aesthetically pleasing and cost effective.”

All development must be able to be served by the existing infrastructure, and any additional infrastructure that is needed must be installed by a future developer. With respect to the necessary infrastructure, page 96 of the Comp Plan states the utility needs below.

“Public facilities require high capacity traffic circulation infrastructure, adequate parking, fire safety infrastructure and high capacities for water, sewer and storm water management. As local governments, the city and county are obligated to make the investments that are needed to ensure that the on-site and off-site infrastructure is installed and upgraded to accommodate the demand.”

To that end, the proposed CMP showcases those necessary improvements.

The complex’s purpose further expanded in 2020 in response to the COVID-19 pandemic, when the City of Alamosa established Saint Benedict’s Camp as a place for the unsheltered to safely stay - fulfilling this immediate need and establishing a long-term solution to illegal camping throughout Alamosa. This was necessitated following the 2018 *Martin v. Boise* decision by the U.S. Court of Appeals for the Ninth Circuit in response to a 2009 lawsuit by six homeless plaintiffs against the city of Boise, Idaho regarding the city’s anti-camping ordinance. The ruling held that cities cannot enforce anti-camping ordinances if they do not have enough homeless shelter beds available for their homeless population. The decision was based on the Eighth Amendment to the U.S. Constitution’s prohibition on cruel and unusual punishment. It did not necessarily mean a city cannot enforce any restrictions on camping on public property, but it does require a city to have a location for unhoused people to lawfully camp.

The Housing Action Plan (2021) identified the development of 20-40 rental units specific to people who have experienced homelessness as a priority action item. The 2020 Housing Needs Assessment found a significant need for supportive housing to help break the cycle of homelessness and increase positive outcomes for extremely low-income and vulnerable households. At the time of this report, 78 individuals were seeking housing through La Puente, and the School District is serving about 40 households with school-age children. Over 100 very affordable single-room-occupant and small apartments have been lost over the past several decades. At least two strategies are needed to better address housing for people who have experienced homelessness:

(1) Permanent Supportive Housing (PSH) –which combines supportive services, housing choice voucher assistance, and housing built with trauma-informed design. This approach serves the most

vulnerable people, through a coordinated entry data management approach. It is proven to reduce the burden on high-cost public services and is currently a priority for State and Federal funding.

(2) Other supportive Housing - less intensive/expensive interventions for people who have experienced homelessness, and need affordable rent and so some assistance navigating health care, benefits, employment, and other sources available in the community to stay housed.

The Airport Road Affordable Housing Project (ARAH) is an 18-unit small-home community designed to provide transitional housing for those unable to gain access to affordable housing such as those exiting the justice system or foster care, those with credit or criminal history issues, or those experiencing homelessness, couch surfing, etc. The San Luis Valley Housing Coalition will be responsible for on-site management, and the design includes a live-in suite for on-site staff and on-site laundry facilities. San Luis Valley Behavioral Health will provide wrap-around case management. The City of Alamosa was awarded \$2,338,914 from a Community Investment Grant for construction and case management services. Another long-term community goal is to move the soup kitchen from its existing location at Ninth Street and State Avenue to the AFRC campus in order to be in closer proximity to the Saint Benedict's Campsite, the proposed Airport Road Affordable Housing project, and the existing services at Behavioral Health and Social Services. The designed 3,948 square-foot soup kitchen has storage space for 36 cots which can be placed in the dining area for sleeping during extreme weather events. This move is also anticipated to reduce property crimes and impacts due to conflicting land uses.

Recommended Action:

Staff finds that the request meets **Sec. 21-2-106(b) Historic Resource Protection and Hazard Mitigation** because it does not reduce the level of protection for significant historical resources that exist on the Property, and it does not expose additional people or personal property to unmitigated natural or man-made hazards that are present on the Property. Staff finds that the request meets **Sec. 21-2-106(c) Compatibility and Public Benefits** because the proposed zone is in conformance with the Comp Plan, and that due to housing needs within the city, the proposed zone will provide a benefit that cannot be provided in the existing Industrial zone. And finally, staff finds that the request meets *Alternative Standards #2, and #3* of **Sec. 21-2-106(d) Alternative Standards** because the rezone would implement the vision for the area as set forth in the Comp Plan and that there is a greater need for the benefits this property can be used for as zoned CA. The area is eligible for a CA zone since it is at least 20 acres in area and under single ownership or control.

Because the request meets the requirements for rezoning as set forth in **Sec. 21-2-106**, and the Campus Master Plan substantially meets the application of **Sec. 21-8-301(b)(2)**, staff endorses the request and suggests that Planning Commission recommend to City Council that the rezone and campus master plan designation be approved.

Alternatives:

The following is a non-exclusive list of actions Planning Commission may take:

- (Recommended Option) that Planning Commission recommends to City Council that the rezone and the CMP designation be granted.
- Planning Commission may recommend changes to the draft CMP.
- Planning Commission may choose recommend denial of the rezone and/or the CMP designation request should it find evidence that the request does not meet the rezoning standards set forth in **Sec. 21-2-106** or **Sec. 21-8-301**.

Relevant Code:

Sec. 21-2-106. - Standards for Rezoning

(a) **Generally.**

- (1) The City Council may approve an application for rezoning if it finds that:
 - i. The policy set out in Subsection B., below, is implemented;
 - ii. The standards set out in Subsection C., below, are met; and
 - iii. One or more of the alternatives set out in Subsection D., below are met.
- (2) If the proposed rezoning is to a CA Zone, the subject property shall be at least 20 acres in area and under single ownership or control.

(b) **Historic Resource Protection and Hazard Mitigation**

- (1) It is the policy of the City not to rezone land in a manner that would tend to create or facilitate the creation of development rights or entitlements that would either:
 - a. Reduce the level of protection for significant historical resources that exist on the Subject Property; or
 - b. Expose additional people or personal property to unmitigated natural or man-made hazards that are present on the Subject Property.
- (2) This policy may be waived upon a finding by the City Council that:
 - a. Alternative means have been implemented (or will be implemented as a condition of development approval) to achieve a comparable or better level of historic resource protection or hazard mitigation; or
 - b. The policy is outweighed by a substantial community interest that is served by approval of the rezoning.

(c) **Compatibility and Public Benefits.** All applications for rezoning shall meet all of the following standards:

- (1) The proposed zone is in conformance with the Comprehensive Plan's future land use map;
- (2) The proposed zone will provide a benefit (or degree of benefit) to the community or immediate area that cannot be provided in the existing zone, and which is sufficient to offset potential adverse impacts of the proposed zone, if any;
- (3) Public facilities are addressed in at least one of the following ways:
 - a. Adequate public facilities are available to serve development in the proposed zone; or
 - b. The proposed zone would limit demands upon public facilities more than the existing zone; or
 - c. Reasonable assurances are provided that adequate facilities will be made available to serve new development by the time the new development places demands on the facilities.

(d) **Alternative Standards.** All applications for rezoning shall meet at least one of the following four alternative standards:

- (1) *Alternative #1.* The proposed zone is more appropriate than the existing zone to implement the most recent adopted City plan that:
 - a. Was developed with public input (e.g., the Comprehensive Plan or a special area, corridor, redevelopment, or strategic plan); and
 - b. Includes the Subject Property.
- (2) *Alternative #2.* The proposed zone is more appropriate than the existing zone because:
 - a. There has been a change in character or capacity of public infrastructure in the

area (e.g., installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.); and

b. The proposed zone allows for the reasonable development or redevelopment of the subject property in a manner that will be compatible with its existing or planned context.

(3) *Alternative #3*. The proposed zone is more appropriate than the existing zone because:

a. There is greater need in the City for land in the proposed zone than the existing zone; and

b. The proposed zone will promote a balance of land uses in the City that will improve economic opportunity for City residents.

(4) *Alternative #4*. The proposed zone is more appropriate than the existing zone because:

a. The existing zoning for the property was erroneously assigned; or

b. Development has not proceeded in reliance on the erroneous zone.

Sec. 21-8-301. - Purpose and Application of Division

(a) **Purpose.** The purpose of this Division is to:

(1) Establish standards and procedures to allow for creative, innovative, and beneficial development patterns, facilities, or mixes of land uses that were not contemplated by this UDC and therefore may not otherwise be allowed by this UDC.

(2) Establish standards for the approval and implementation of campus master plans to facilitate the development of campuses within the CA Zone.

(b) **Application.**

(1) Planned unit development is approved in a two-step process. The first step is a preliminary development plan (“PDP”), which sets out the general parameters for the development. The second step is the final development plan (“FDP”) which sets out specific development standards for some or all of the property within the boundaries of the PDP. Planned unit development is used to modify development standards as provided in this Division. If individual lots are to be created, PDP applications are processed concurrently with preliminary plats, and FDP applications are processed concurrently with final plats.

(2) Campus master plans are approved in a one-step process. The campus master plan details the proposed general locations and intensities of land uses, buildings, parking areas, and open spaces, conceptual traffic and pedestrian circulation systems, and the classes of buffers or techniques for transition between the CA Zone and adjoining property in other zones. The campus master plan may also include thresholds for development after which off-site improvements will be required to mitigate the impacts of the campus. Upon approval of a campus master plan, further approvals of the uses, buildings, and infrastructure set out in the campus master plan are administrative. Campus master plans are intended to be long-term documents that are implemented in conjunction with long-term capital improvements plans, and may be vested pursuant to the requirements of this UDC for periods in excess of 10 years.

Sec. 21-8-302. - Scope

(a) **Planned Unit Development.**

(1) *Zones Where Allowed.* Application for a planned unit development may be

made for land located in any zoning district.

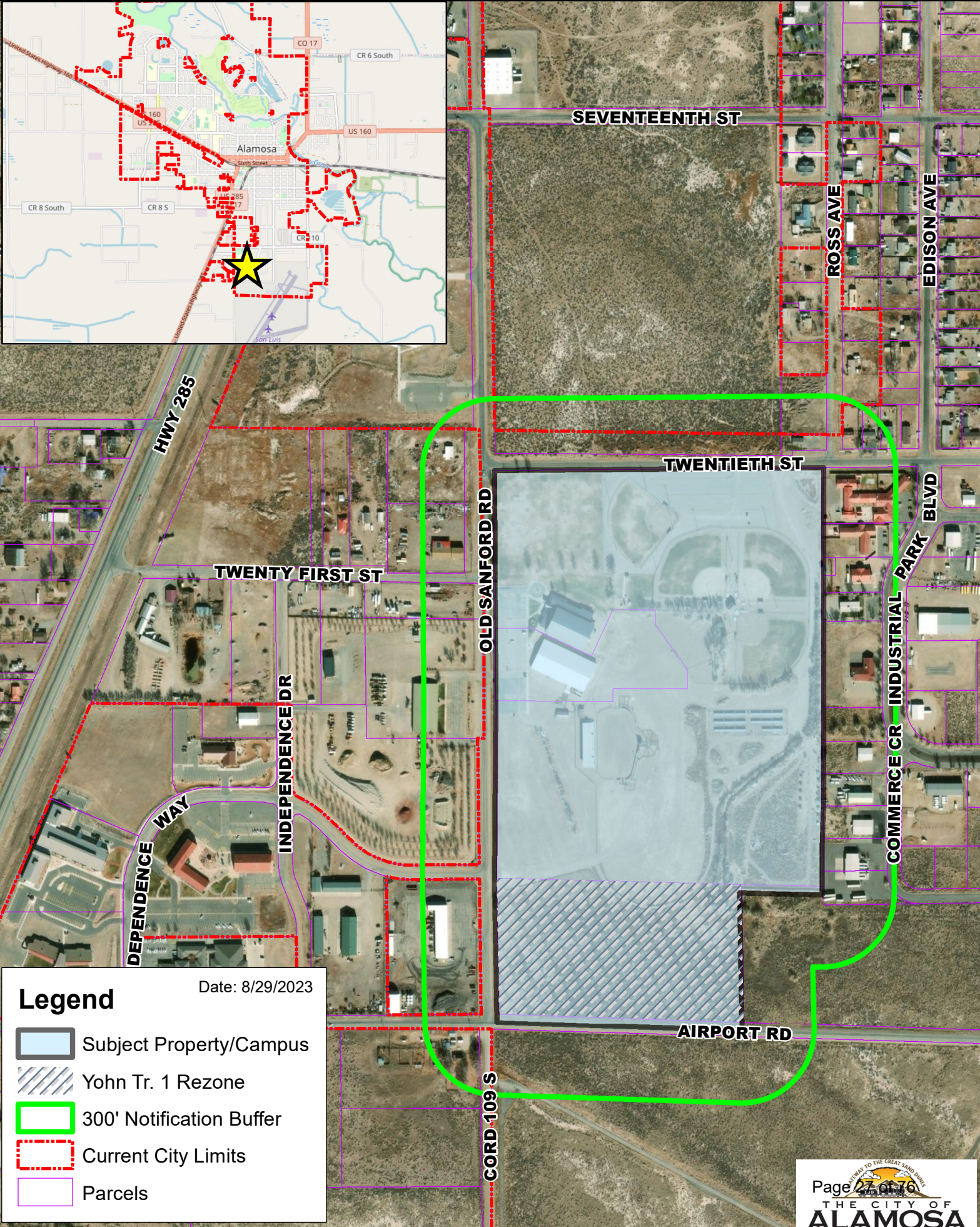
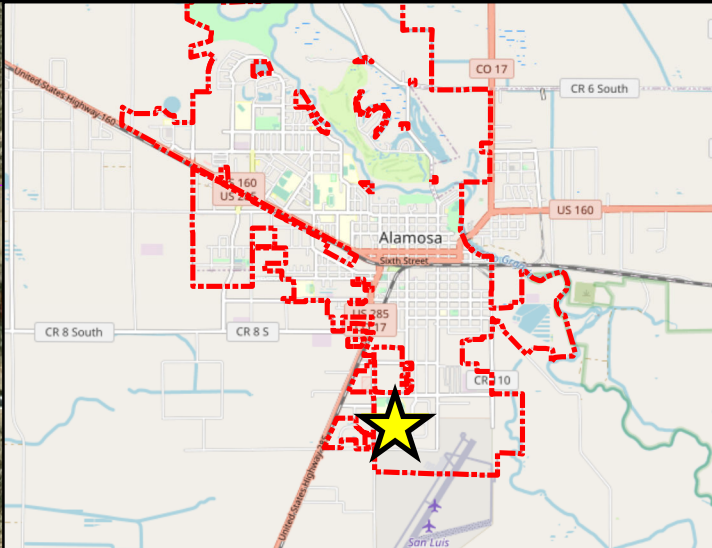
(2) *Modification of Standards.* Development standards for a planned unit development are controlled by the criteria and standards established in Section 21-8-304, *Standards that May be Modified in a Planned Unit Development.*

(b) **Campus Master Plan.** Campus master plans are allowed in the CA Zone.

ATTACHMENTS:

Description	Type
▣ Location Map	Backup Material
▣ Draft Campus Master Plan	Exhibit
▣ Comp Plan References	Backup Material

Campus Master Plan & Rezone Request



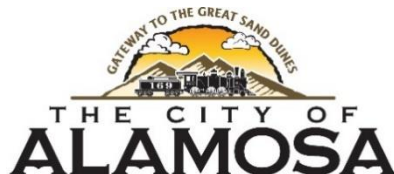
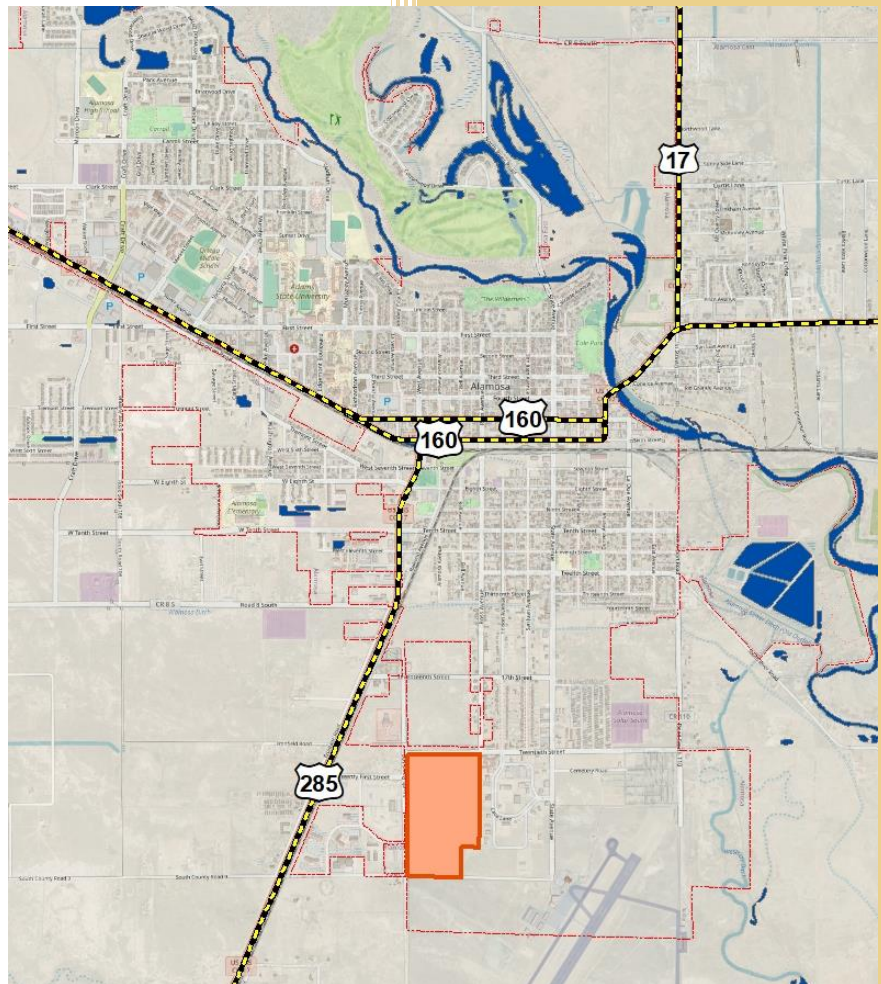
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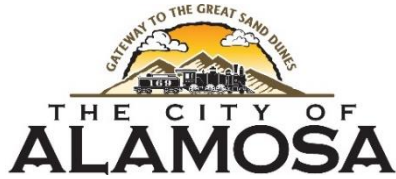
Date: 8/29/2023

-  Subject Property/Campus
-  Yohn Tr. 1 Rezone
-  300' Notification Buffer
-  Current City Limits
-  Parcels

2023

Alamosa Rec Center Campus Master Plan





ALAMOSA REC CENTER CAMPUS MASTER PLAN 2023

AUGUST 9, 2023

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

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PURPOSE

Pursuant to Division 8-3 of the Unified Development Code, Chapter 21 of the *Alamosa Code of Ordinances*, (UDC) Campus Master Plans are intended to be long-term documents that are implemented in conjunction with long-term capital improvement plans. The plan details the proposed general locations and intensities of land uses, buildings, parking areas, and open spaces, conceptual traffic and pedestrian circulation systems, and the classes of buffers or techniques for transition between the CA Zone and adjoining property in other zones.

Following the rezoning of the Rec Center area to Campus zoning in 2022, the Yohn Subdivision splitting Alamosa City and County ownership of the Airport Road tract, and the need for the facilities described within this document, the proposed improvements require a Campus Master Plan to be developed.

BACKGROUND

Brief Background and History of the Alamosa Rec Center Site

The Alamosa Rec Center (ARC) site has been a part of the community fabric since at least 1943, when the property came into the City's possession. Originally, the property was developed and operated as the Alamosa Fairgrounds. In 1968, City Council authorized a waterline extension to the area and the relocation of the ball fields from Cole Park to their present location.

Stalls were added to the fairgrounds in 1971 with assistance from the Alamosa Racing Club, and Alamosa City Council approved the construction of the first ball diamond in that same year (eventually to become the Lee Field Complex). In 1972, an old fertilizer building located along the railroad tracks of Main Street was moved and repurposed for the fairgrounds. Throughout much of the 1970s, the Alamosa City-County Fairgrounds Advisory Council was responsible for scheduling activities at the site while the City struggled with hiring and retaining full-time recreation directors. The rodeo grounds were improved in 1979, with additional stalls added in 1987 by Alamosa Public Works. In 1989 and 1990, the rodeo grounds went through a major improvement, with the grandstands, concession

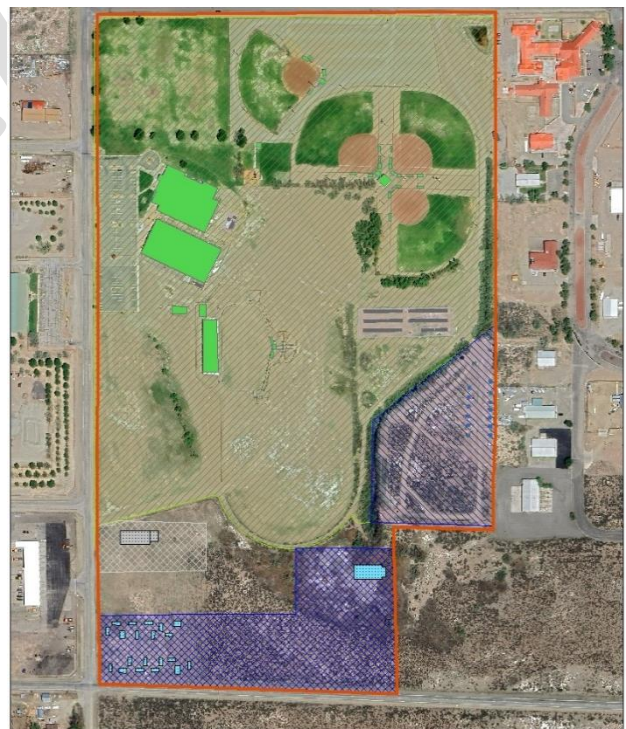


Figure 1 - Vicinity Map

stand, and restrooms being installed and served by a new sanitary sewer line. The chutes were replaced again in 2017.

The Alamosa Family Recreation Center (AFRC) was constructed in 2003 using funds generated from the ½ cent-dedicated sales tax. The AFRC is approximately 29,683 square feet and has half- and full-size gyms, a cardio workout room, an overhead track, a meeting room, a studio room, and a conference room. Originally, the plans included a municipal pool. However, these plans were shelved due to community feedback about the cost at the time. In 2012, a photovoltaic (PV) array was installed to offset Alamosa's carbon footprint.

In 2018, construction was completed for the Multi-Use Pavilion/Ice Rink with funding for the \$2.8 million project provided by the city, GOCO (Great Outdoors Colorado), DOLA (Department of Local Affairs), Gates and Daniels Foundations, Colorado Amateur Hockey Association and 20 individual and group contributors.

In 2020, in response to the Covid-19 Pandemic, the City of Alamosa established Saint Benedict's Camp as a place for the unsheltered to safely stay - fulfilling this immediate need and establishing a long-term solution to illegal camping throughout Alamosa. Thirteen shelters, WiFi, porta-potties, potable water, and dumpsters were also added.

General Amenity Map

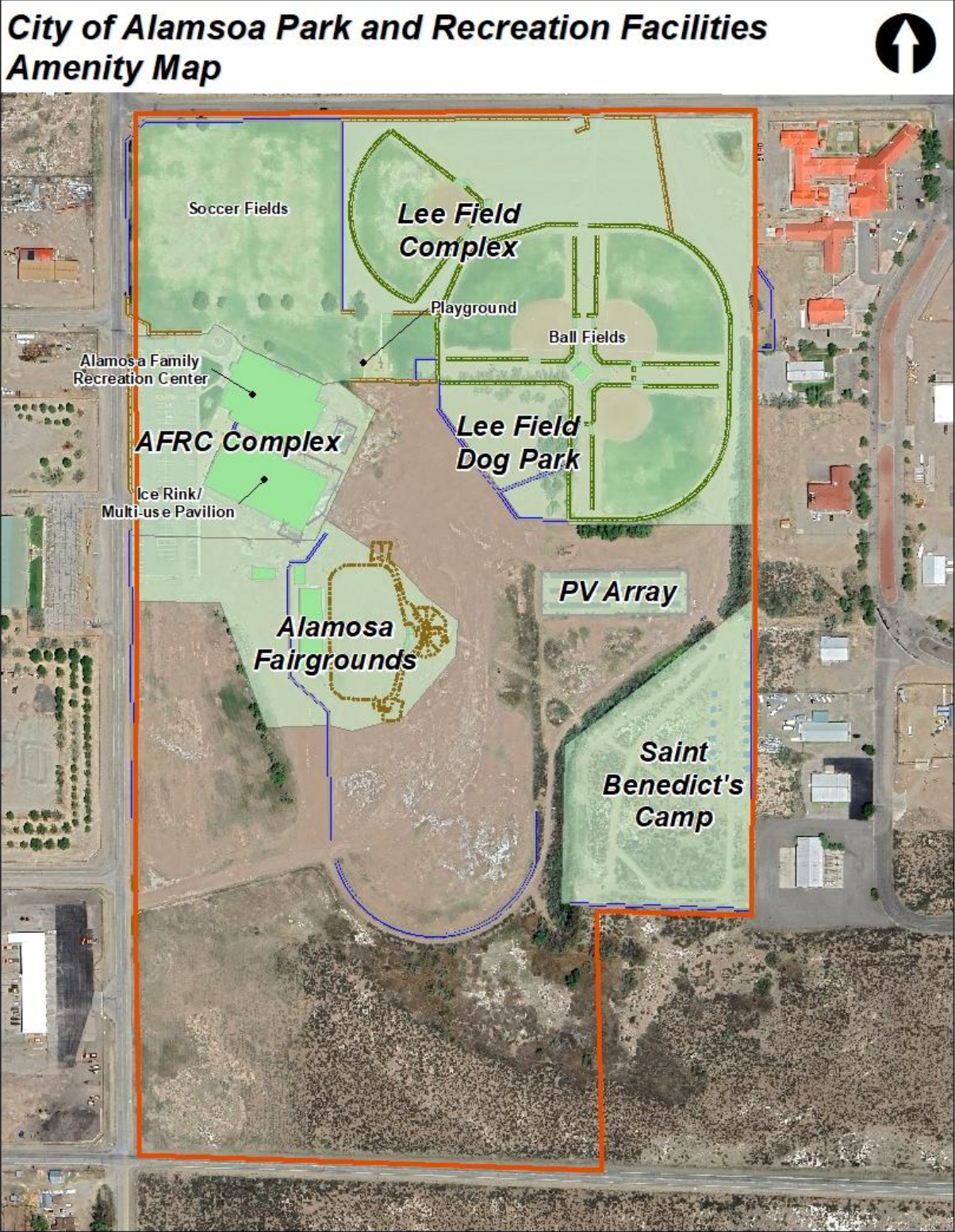


Figure 2 - Generalized Amenity Map

EXISTING CONDITIONS

Location

The Alamosa Rec Center Complex is located along the east side of Old Sanford Road, also known as County Road 109 South, between Twentieth Street and Airport Road. East of the property is the Alamosa Industrial Park, and the San Luis Valley Regional Airport is south-southwest. West of the property is unincorporated Alamosa County development, consisting of industrial uses – these uses are primarily fleet grounds for Alamosa County Road and Bridge, Colorado Department of Transportation, and Monte Vista Coop.

Ground Cover

The ±68 acre site is mainly comprised of native ground cover and vegetation, accounting for approximately 75% of the total area. Grassed areas for ball and soccer fields equal approximately 15%, while tree cover equals 4%. Asphalt, field rock, and landscaping rock equal 2.6%, 2%, and 0.4%, respectively. Historic imagery dating to 1953 shows that the area was devoid of trees and other ground cover other than the native cover. This changed relatively little until the 1990s, when sod was established on all the existing recreation fields. See Appendix A for Historic Imagery. Topography is generally flat, with a slight depression trending south-southeast in the southern portion of the campus.

Ground Cover Map



Figure 3 - Existing Ground Cover

Site Topography

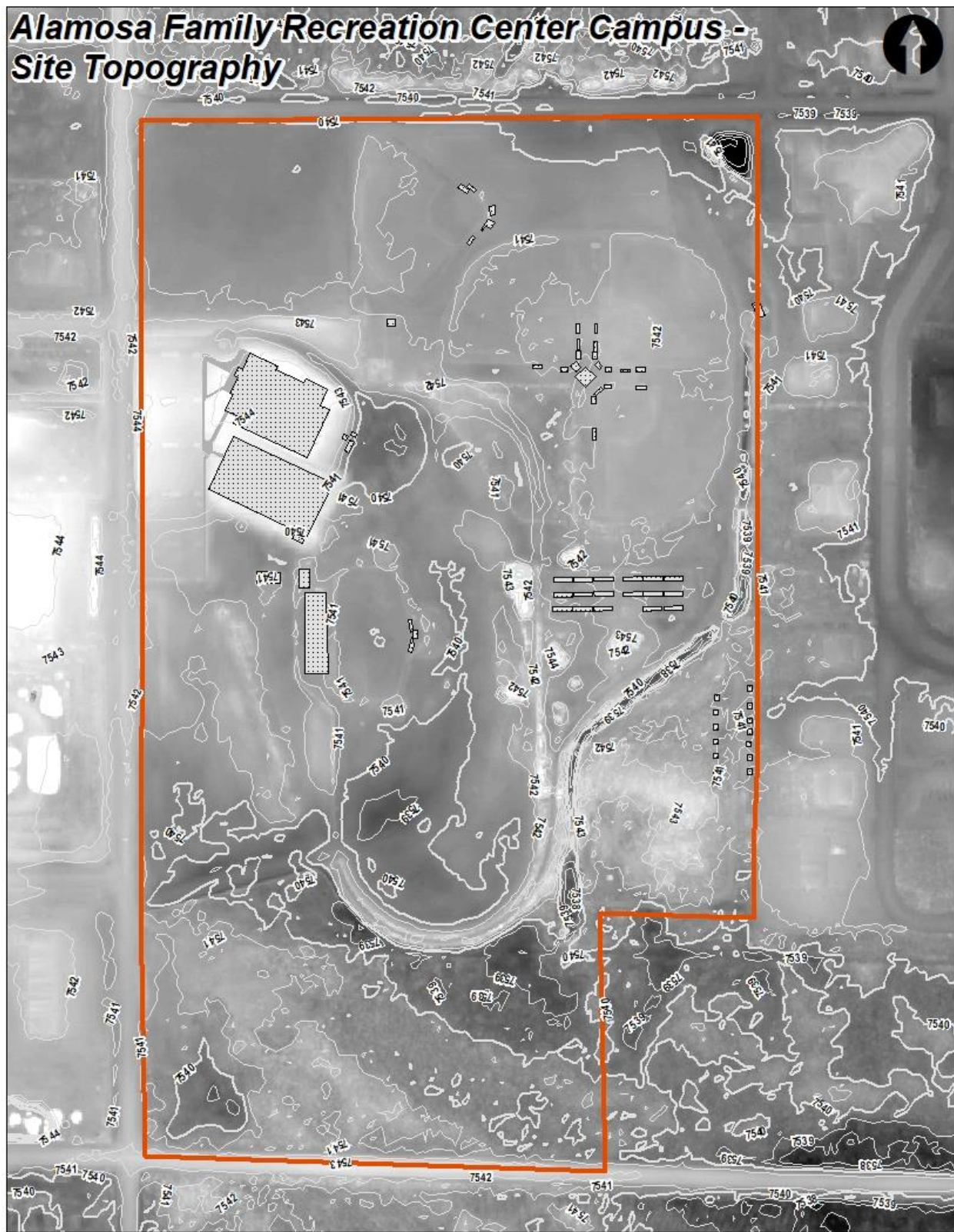


Figure 4 - Contours and Topography

Soils Characteristics

Soils Map



Figure 5 - Soils Map

Soils Suitability

Table 1 - Soil Characteristics

Soil Suitability for Agriculture and Construction					
Soil Type	Suitability for Agriculture With Irrigation (IRR)	Suitability for Agriculture w/o Irrigation (NON)	Suitability for Residential Foundations (RES FOUND)	Corrosiveness (may negatively affect some infrastructure (COR)	Shrink/Swell (may) negatively affect roads and foundations (S/S)
Corlett-Hooper complex, undulating	3w	7s	Not Limited	Moderate	Low
Hooper loamy sand, 0 to 1 percent slopes	6s	7s	Not Limited	High	Moderate
Space City-Hooper complex, hilly	4e	7sw	Not Limited	Low	Low
Soil Suitability for Recreation					
Soil Type	Playgrounds	Camp Areas	Picnic Areas	Paths and Trails	
Corlett-Hooper complex, undulating	Very Limited – Sandy, Sodium Content	Very Limited – Sandy, Sodium Content	Very Limited – Sandy, Sodium Content	Very Limited – Sandy	
Hooper loamy sand, 0 to 1 percent slopes	Very Limited – Sodium Content, Water Movement	Very Limited – Sodium Content, Water Movement	Very Limited – Sodium Content, Water Movement	Somewhat Limited – Sandy and Dusty	
Space City-Hooper complex, hilly	Somewhat Limited - Sandy	Somewhat Limited - Sandy	Somewhat Limited - Sandy	Somewhat Limited - Sandy	

Source: USDA, Soil Survey of Alamosa Area, Colorado, 1973

Notes: With any soils, specific site evaluations must be performed to verify the exact conditions and characteristics of soils.

The agricultural suitability of a soil is indicated with irrigation (IRR) and without (NON). Residential foundation (RES FOUND) is a general indicator for bearing characteristics for smaller buildings. Some infrastructure may be affected by the corrosiveness (COR) of native soils and, therefore, may require use of alternate materials or installation practices. S/S is a measure of shrink/swell potential; the greater the severity of S/S, the greater the potential for negative impacts on foundations and roadways.

The recreation suitability index is heavily influenced by the presence of water, either by periodic natural flooding or irrigation.

Capability Grouping – Capability grouping shows in a general way, the suitability of soils for most kinds of farming. The soils are grouped according to their limitations when used for field crops, the risk of damage when they are farmed, and the way they respond to treatment. This classification is not substitute for more extensive studies based on proposed uses that may fall outside of the traditional row crops or may include extensive changes to the landscape.

CAPABILITY CLASSES, the broadest groups, are designated 1 through 8. The values indicate progressively greater limitations and narrower choices for practical use, defined as below. Show here are only the classifications that are applicable to the ARC Campus:

- Class 3 soils have severe limitations that reduce the choice of plants, require very careful management, or both.
- Class 4 soils have very severe limitations that reduce the choice of plants, require very careful management, or both.
- Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, or wildlife habitat.
- Class 6 soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, range, woodland, or wildlife habitat.
- Class 7 soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture, range, woodland, or wildlife habitat.

CAPABILITY SUBCLASSES

e- shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained.

s- shows that soil is limited mainly because it is shallow, droughty, or stony.

w- shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage).

Wetlands

According to the United States Fish and Wildlife Service National Wetlands Inventory, there are no wetlands on the subject properties.

Management

The City of Alamosa Parks and Recreation Department oversees the recreation grounds at the site. This includes grounds keeping activities such as mowing, landscaping, noxious weed control; tree care; blowing sand mitigation management; ballfield care and preparation, trash control; soccer field preparation and maintenance; turf maintenance including fertilizing, aeration, thatching, weed control, rotational use, and over-seeding; snow removal; split rail fence maintenance; ballfield parking area maintenance; playground maintenance; and building maintenance of the score booth.

Recreation programming, both indoor and outdoor, is a major component of the use of the campus. Indoor activities include volleyball (adult/youth); basketball(adult/youth); fitness classes such as power hour, cycling, tabata/pilates, yoga, taekwondo, and body weight training; art classes, including ceramics, drawing, painting; fundamentals camps (basketball/volleyball); gymnastics; hockey; public skating; stick and puck; adult drop-in hockey; skating lessons; rock wall climbing; roller skating; Special Olympics bowling; and special events, such as fundraisers, meetings, parties, weddings, and celebrations of life. Outdoor programming at the site includes soccer; baseball; softball (adult/youth); track and field; sand volleyball; and pickleball.

Saint Benedict's Camp is currently largely unmanaged day by day. La Puente conducts regular outreach operations and Alamosa Code Enforcement regularly patrols the site. Monthly volunteer cleanups are scheduled to pick up excess rubbish.

Utility Availability

The AFRC complex is served by City of Alamosa water and sewer services and Xcel Energy for electricity and natural gas. The northern half of the complex is within the 20th Street Sanitary Sewer Lift Station basin, whereas the southern half of the complex will tie into the Sanford Sanitary Sewer Lift Station. According to the 2022 Sanitary Sewer Master Utility Plan, both lift stations have sufficient capacity under existing peak flow conditions; the 20th Street and Sanford lift stations are currently at 29% and 7% of capacity, respectively. The majority of water services come from a 10" PVC line in Old Sanford Road, and 6" internal lines. According to the 2023 Water Master Utility Plan, existing average and peak day demand pressures are around 64 to 66 psi, and future demands are anticipated to change very little. No stormwater sewer system serves the area, so swales, bioretention, and retention ponds are the only way to handle runoff.

The Rec Center serves as the primary emergency shelter for Alamosa. In 2023, emergency battery storage was installed by Xcel Energy which is tied into the power grid and the PV array. This battery could run the Rec Center for about 3 hours at maximum energy demand.

Existing Improvements

Generally speaking, the AFRC complex has three kinds of buildings: Recreational, Residential, and Utility. Of these, recreation and related buildings comprise the vast majority of improvements, totaling approximately 79,995 square feet. Utility buildings and residential buildings are currently a minor portion of total improvements. Most of the utility structures are PV arrays, with some other smaller utility structures, comprising 8,370 square feet. Residential buildings are a minor component of all improvements – 1,530 square feet in total. These are the 13 shelters at Saint Benedict's Camp.

Alamosa Family Recreation Center Campus - Existing Buildings

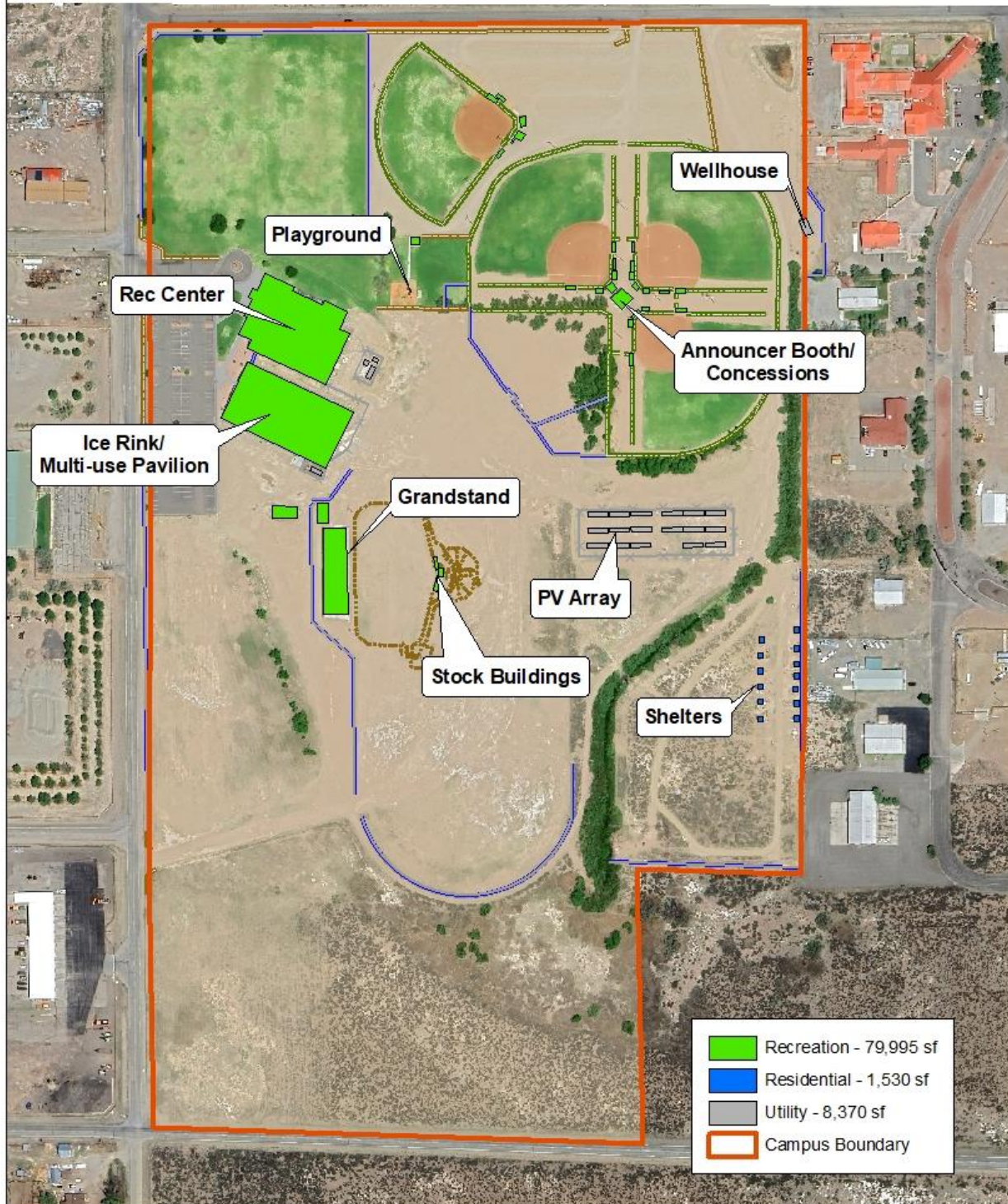


Figure 6 - Existing Buildings

Current Land Uses

Like the building classes, the ARC campus has three principal land uses: Recreation, Residential, and Utilities. This section does not include currently-vacant land.

Land Use Map



Figure 7 - Current Site Land Uses

Recreation

Recreation uses are anchored by the AFRC itself. Constructed in 2003, the facility offers a full-size gym, a half gym with cardio equipment, a transverse climbing wall, and miscellaneous fitness equipment, a 40-person capacity meeting room, a 40-person capacity studio room, a conference room, a 1.5-mile overhead track, a workout room with free and circuit weights, full locker rooms with showers, and the offices of the city's parks and recreation department. This is complemented by the Multi-Use Pavilion/Ice Rink, completed in 2018, which is a partially enclosed structure designed to host ice skating, hockey, roller skating, and roller derby, as well as other events.

Outdoors, the rec center includes a wide array of activity spaces, which are broken down as follows:

Lee Field Complex: four baseball/softball fields, a picnic shelter, playground, two soccer fields, announcer booth/concessions/restroom

Lee Field Dog Park: dog agility equipment and water source, two gated entrances, benches for dog owners

Alamosa Fairgrounds: 2,500-seat grandstand, rodeo arena, corrals and stalls, elevated announcer booth, a concession stand, and restrooms.

Utility

Land devoted to utility land use is relatively minor. Most of this is the 31,350 square-foot enclosure used for the PV array. A 7,500-square-foot area is dedicated to the 21st Street well. The well was constructed in 1973 to a depth of 1,635 feet, with 22-inch casing to a depth of 53 feet, 16-inch casing to 868 feet, 12-inch casing to 1,635 feet, then 12-inch perforated casing to a depth of 1,635 feet. The well is equipped with a 125-HP vertical turbine pump and was test pumped at 2,400 gpm. The reported pumping rate of the 21st Street Well is 730 gpm. No information on record is available to indicate that the modifications have been made to this well since its original installation.

Residential

Land for residential uses is a recent addition to the area. Amidst the Covid-19 pandemic in 2020, the City of Alamosa needed an established location for the unsheltered to safely stay. Saint Benedict's Camp fulfilled this immediate need and has also grown to serve as a long-term solution to illegal camping throughout Alamosa.

Adjacent Land Uses

The AFRC complex is surrounded primarily by industrial/utility-type purposes, such as light industry, storage, logistics, motor vehicle, and transportation uses. Vacant land also commonly surrounds the site. To the north, residential uses become more common.

Adjacent Land Use Map

Alamosa Family Recreation Center Campus - Adjacent Land Uses

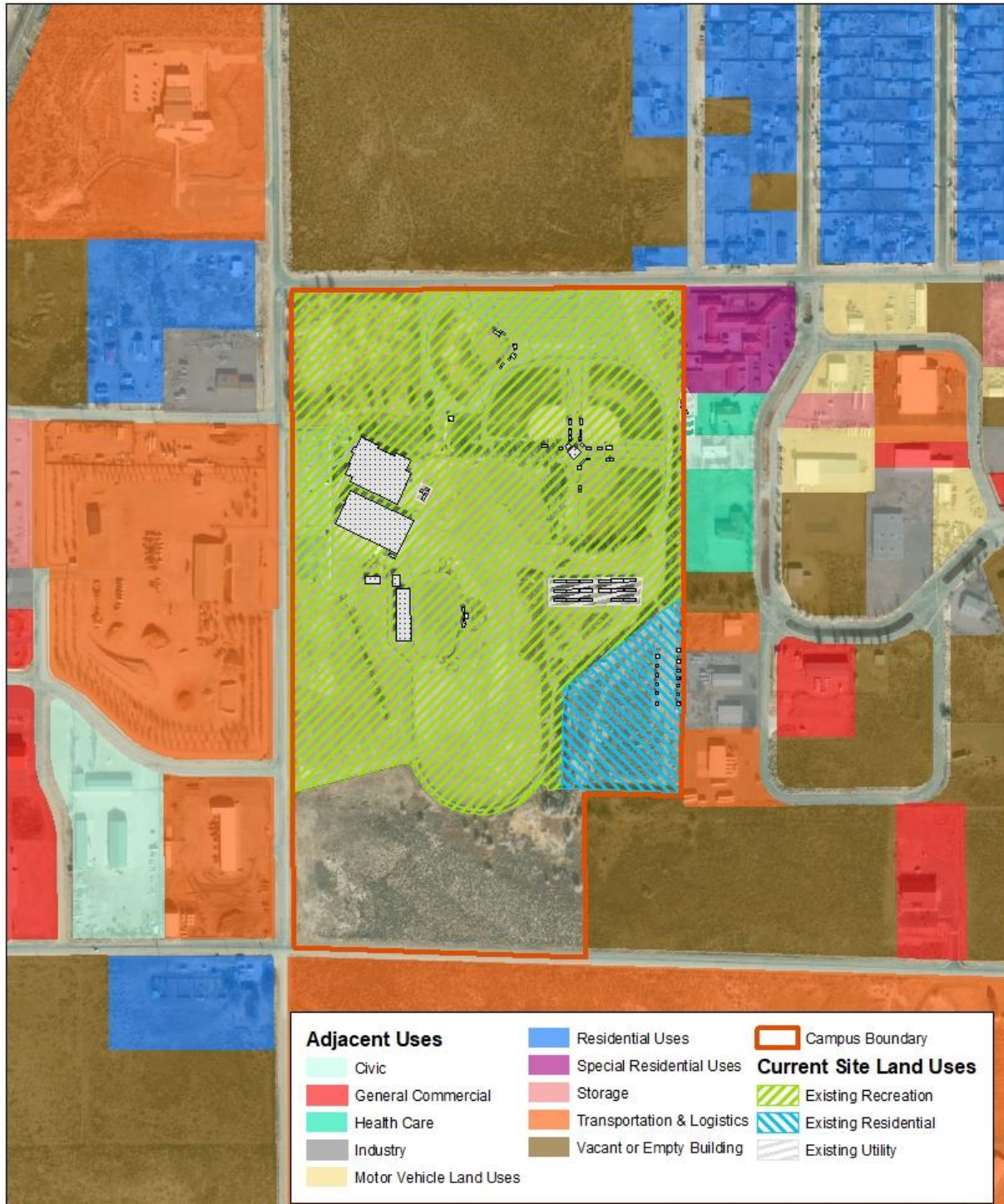


Figure 8 - Adjacent Land Uses

RELATED PLANNING EFFORTS

Alamosa Comprehensive Plan

The 2017 Alamosa Comprehensive Plan (Comp Plan) notes when asked how important recreation assets are to their family, parks, trails and the recreation center received the highest importance ratings. Eighty-seven percent (87%) of online survey respondents identified parks as important or very important, followed by recreation trails (79%) recreation center (72%), athletic fields (51%), fairgrounds (28%), and the golf course (23%).

“Throughout the comprehensive planning process, residents expressed a desire for a public pool. There are multiple privately managed pools that are open to the public for a fee in and around Alamosa. A city pool is not only costly to build, but it also requires annual operations and maintenance. While the city recognizes the public interest in a city pool, previous attempts to fund one have failed. During the 2010 election, the ballot contained a proposed tax increase to fund a municipal pool and citizens voted it down. The city is open to alternative solutions to meet the public demand for a pool including public-private partnerships.”

The Comp Plan set the following goal relevant to this campus area:

GOAL CSI.8 – CONTINUE TO ENSURE THAT ALAMOSA OFFERS QUALITY RECREATIONAL FACILITIES AND FORM PARTNERSHIPS FOR RECREATIONAL FACILITIES THAT ARE BEYOND WHAT THE CITY CAN AFFORD BY ITSELF.

Strategy A – Maintain the Alamosa Family Recreation Center and make upgrades and renovations as needed.

Strategy B – Build a new ice rink and multi-use facility to ensure that participants enjoy a predictable ice season each year and the associated facilities to support a variety of ice sports.

Strategy C – Explore creative ways to address demand for a pool including public/private partnerships.

Alamosa Housing Action Plan

The Housing Action Plan (2021) identified the development of 20-40 rental units specific to people who have experienced homelessness as a priority action item. The 2020 Housing Needs Assessment found a significant need for supportive housing to help break the cycle of homelessness and increase positive outcomes for extremely low-income and vulnerable households. At the time of this report, 78 individuals were seeking housing through La Puente, and the School District is serving about 40 households with school-age children. Over 100 very affordable single-room-occupant and small apartments have been lost over the past several

decades. At least two strategies are needed to better address housing for people who have experienced homelessness:

(1) Permanent Supportive Housing (PSH) –which combines supportive services, housing choice voucher assistance, and housing built with trauma-informed design. This approach serves the most vulnerable people, through a coordinated entry data management approach. It is proven to reduce the burden on high-cost public services and is currently a priority for State and Federal funding.

(2) Other supportive Housing - less intensive/expensive interventions for people who have experienced homelessness, and need affordable rent and so some assistance navigating health care, benefits, employment, and other sources available in the community to stay housed.

FUTURE CONDITIONS

Land Use Map of Future Land Use Opportunity Sites



Figure 9 – Future Land Use Areas

Recreation Uses

No major recreation expansions are planned for at this time. Over the next several years, plans and goals include increasing landscaping for shade, aesthetics, and wind barriers; rebuilding the fairground announcer booth; adding an electric vehicle charging station; installing smart irrigation for the Lee Fields; and building out a concession stand and water bottle filler at the Multi-use Pavilion.

The original building plans for the AFRC show a swimming pool to be added where the Multi-use Pavilion is now, and the area is plumbed for that potentiality. The Twentieth Street Well may provide enough warm-water flow for a pool; the AFRC was to be heated by this well, but the heat loss between the well and the building made this infeasible. However, until the community's will is sufficient to fund this community investment, it is unlikely that a municipal pool will be added. A municipal pool brings other utility implications, which are covered further below.

Residential Uses

Airport Road Affordable Housing Project

The Airport Road Affordable Housing Project (ARAH) is an 18-unit small-home community designed to provide transitional housing for those experiencing homelessness. The San Luis Valley Housing Coalition will be responsible for on-site management, and the design includes a live-in suite for on-site staff and on-site laundry facilities. San Luis Valley Behavioral Health will provide wrap-around case management. The City of Alamosa was awarded \$2,338,914 from a Community Investment Grant for construction and case management services. Designs are complete, and construction will begin in the autumn of 2023 with the site opening by the end of 2024.

Emergency Shelter and Soup Kitchen

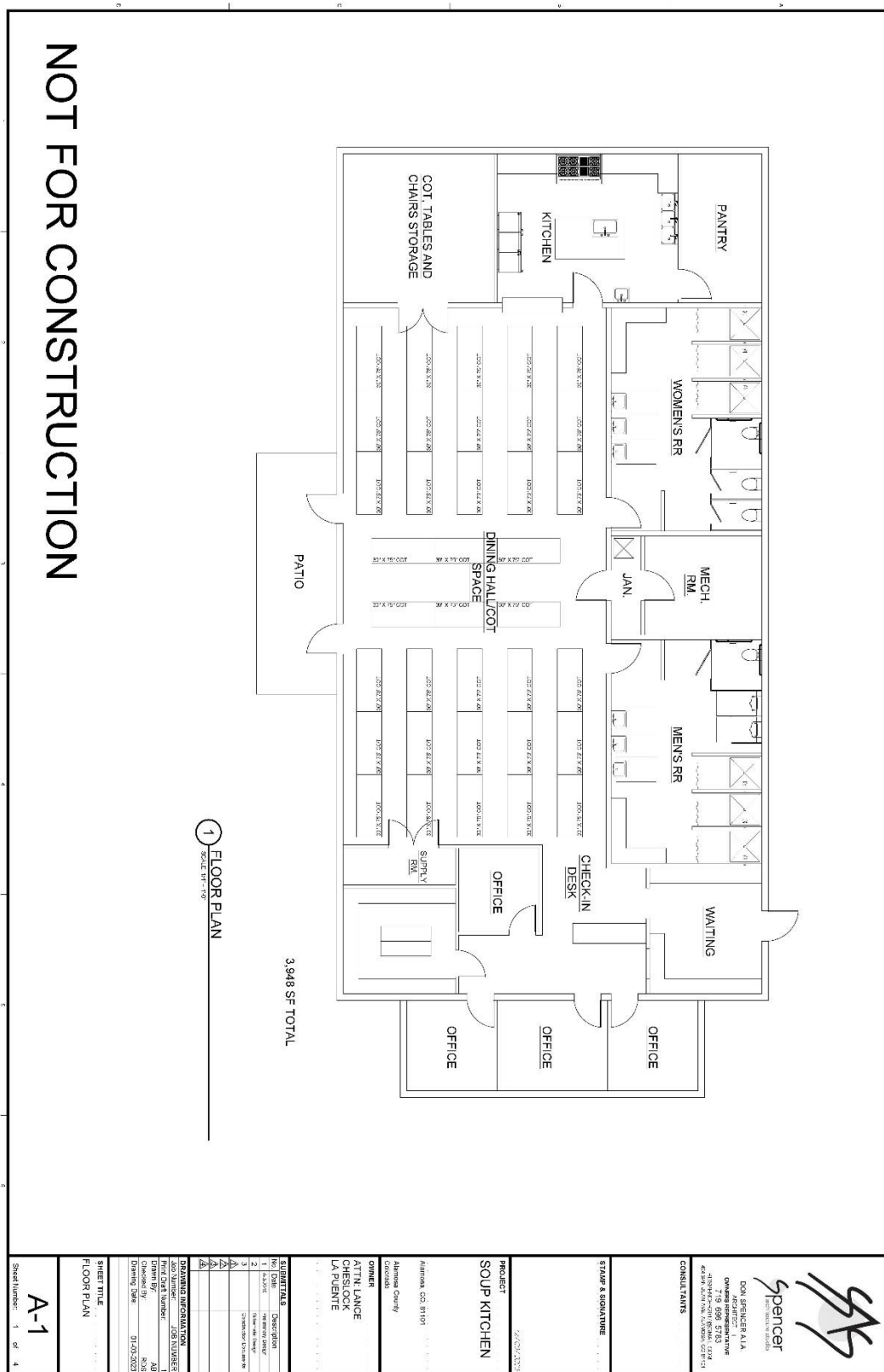
A long-term community goal is to move the soup kitchen from its existing location at approximately Ninth Street and State Avenue to the ARC campus in order to be in closer proximity to the Saint Benedict's Campsite, the proposed Airport Road Affordable Housing project, and the existing services at Behavioral Health and Social Services. The designed 3,948 square-foot soup kitchen has storage space for 36 cots which can be placed in the dining area for sleeping during extreme weather events. See Figures 10 and 11. This move is also anticipated to reduce property crimes and impacts due to conflicting land uses.

Future Expansion

An opportunity for residential expansion between the proposed ARAH and Soup Kitchen/Emergency Shelter will provide approximately 5 acres for optional expansion of housing needs.



Figure 10 - Soup Kitchen and Emergency Shelter Proximity to Services



Utility Uses

Capital Improvement Plans dating back to 2017 have identified the need for a new sanitation building, though the location had not been identified prior to 2020. The existing fleet and street department yard to the west of the campus does not have adequate room for the new facility. The only city-owned real estate with access to utilities, properly zoned, and compatible with nearby uses is the ARC campus. The proximity of the new sanitation shop provides more security and centralizes the public works facilities, while also reducing vehicle miles traveled by sanitation vehicles with it being closer to the highway system.

Room for additional utility expansion is provided in an approximately 1-acre area south of the proposed sanitation shop. Currently, no use is envisioned for this area as all public works divisions are housed in newer facilities. This site may likely be used as material storage. Xeric bufferyards should be provided around these uses when appropriate, examples of which are included in Appendix B. Additional infill space may be appropriate for the expansion or addition of PV arrays.

Table of Uses

The UDC classifies land uses within the City of Alamosa. The following uses have been described in this plan, which are all allowed within the Campus zone.

Table 2 - Use Classifications for the ARC Campus

Land and Building Uses at the ARC Campus			
Name	Status	Use	UDC Code Reference
AFRC Complex	Existing	Indoor Recreation	21-2-205(b)(6)
Lee Field Complex	Existing	Park	21-2-205(b)(8)
Alamosa Fairgrounds	Existing	Outdoor Commercial Amusement	21-2-205A
Photovoltaic Array	Existing	Accessory (Utility)	21-4-511(b)(2)
Saint Benedict's Camp	Existing	Campground	21-2-205(b)(3)
Airport Road Affordable Housing	Proposed	Cottage Cluster	21-2-202(b)(5)
Sanitation Facility	Proposed	City Facilities	21-2-203A
Soup Kitchen & Emergency Shelter	Proposed	Boarding or Rooming House	21-2-202(b)(8)

Future Improvements Map



Figure 12 - Future Improvements

Utility Planning

Expansions in the southern area of the campus are designed in such a way as to facilitate future expansions without necessitating the removal of installed infrastructure. A 6" water service trunk line will be installed within the road bisecting the transitional housing site – hereafter named Twenty Fifth Street. Also installed within Twenty Fifth Street will be a 4" or 6" sanitary sewer line. The sanitary sewer line will tie directly into the Sanford Lift Station, which allows the line to be laid at depth; this, in turn, allows for a greater area to be served by the sanitary sewer system and will aid in facilitating the development of the opportunity areas.

There is no stormwater infrastructure in this area, and no stormwater improvements are planned. Stormwater runoff will be handled through swales and retention areas, and incorporated into low-impact design by coupling it with landscaping to the maximum extent feasible.

Should the 21st Street Well be used for a municipal pool, other considerations must be made. Currently, the 21st Street Well is one of the city's main raw water sources for municipal treatment and is currently drawn at about 730 gallons per minute. Reallocating this well to recreation uses will require further investigation for feasibility. Additional planning will need to be given on the impact of a pool on the Waste Water Treatment Plant (WWTP), including: flushing load on the collection system, it's frequency, quantity, and timing; regulated contaminant levels (especially arsenic), and its effect on the WWTP process and effluent quality; and other chemical interactions between pool chemicals and the biologic stage of the city's wastewater treatment process.

Roads

- Existing, Dirt
- Existing, Paved
- Proposed, Paved
- Future Option, Paved

Sanitary Force Main

- Existing Gravity Sewer
- Proposed Gravity Sewer

Existing Water Line

- Existing Water Line
- Proposed Water Line

Campus Boundary

- Campus Boundary

Sidewalks

- Existing
- Proposed

Figure 13 - South Campus Utility Plan

Circulation and Connectivity

Old Sanford Road currently has a widened shoulder on the east side as a designated bicycle lane but also functions as a sidewalk of sorts. Traffic generation of Old Sanford Road is minimal. Relocating the sanitation building will reduce heavy truck traffic in the neighborhoods, and allow sanitation vehicles to use the highway system more readily.

Internal street circulation for residential uses is laid out to minimize disruptive through traffic. Internal sidewalks will be provided in the new residential areas. Long-term, consideration should be given as to how the residential uses can be connected to county services and Behavioral Health. However, until a stormwater drainage system is designed and operating in this sector of Alamosa, the location within the right-of-way normally used for sidewalks will continue to be taken up by drainage swales. Be that as it may, the increased proximity of the transitional and supportive housing to these services is a vast improvement, as demonstrated in Figure 10.

Compatibility

Adjacent Uses

The utility and municipal uses are the most apparently compatible with nearby land uses; government-logistics and fleet operations comprise the majority of the uses to the west of the site, including Alamosa's own Fleet and Street Department headquarters. As previously described, proximity to county services lends itself most to the justification of the location of the proposed residential uses. With that said, thought and care must be given to the juxtaposition of these residential uses to the adjacent utility uses. Bufferyards should be considered and added whenever a utility use is placed within 100 feet of a residential use on the campus. Examples of preferred bufferyards are included in Appendix B.

APPENDIX A – HISTORICAL IMAGERY



Figure A-1: 1953 Aerial Photo (USGS)



Figure A-2: 1960 Aerial Photo (USGS)



Figure A-3: 1972 Satellite Image (NASA)



Figure A-4: 1975 Aerial Photo (USGS)



Figure A-5: 1977 Aerial Photo (USGS)



Figure A-6: 1984 High-Altitude Image (NAHP)



Figure A-7: 1988 Aerial Image (NAPP)



Figure A-8: 1993 Aerial Image (NAPP)



Figure A-9: 1998 Aerial Image (NAPP)



Figure A-10: 2003 Satellite Image (Google Earth)



Figure A-11: 2007 Satellite Image (Google Earth)



Figure A-12: 2016 Satellite Image (Google Earth)



Figure A-13: 2023 Satellite Image (Google Earth)

APPENDIX B – Bufferyards

Recommended bufferyard for utility-residential adjacent uses. Each example shows 100-foot length intervals.



Figure B-1: Example 10' wide bufferyard with 6' barbed wire chain-link fence and landscape.



Figure B-2: Example 10' wide bufferyard with 6' CMU wall, barbed wire, and landscape.



Figure B-3: Example 10' wide bufferyard with 6' barbed wire chain-link privacy fence and landscape.

LOCAL GOVERNMENT FACILITIES

Existing Conditions – This designation includes property and facilities owned by either the City of Alamosa and Alamosa County. This includes the Green Waste Yard, Public Works Compound, Recycling Center, Alamosa Family Recreation Center, Wastewater Treatment Plant, Fairgrounds, the northern portion of the Airport and the Alamosa County Offices/Facilities.

Vision – The purpose of these properties and the facilities on them is to best serve the public today and in the future. Work in partnership with Alamosa County as it plans for and constructs the facilities it needs while ensuring that infrastructure, parking, storm drainage and public health and safety are taken into consideration in accordance with the city codes and standards. Local governments have the opportunity to lead by example by developing these sites to be functional, safe, visually/aesthetically pleasing and cost effective.

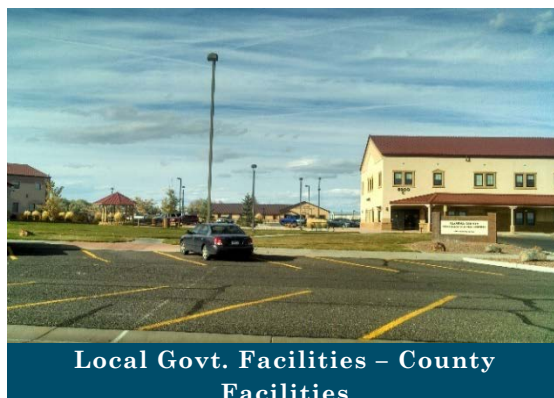
Infrastructure – Public facilities require high capacity traffic circulation infrastructure, adequate parking, fire safety infrastructure and high capacities for water, sewer and storm water management. As local governments, the city and county are obligated to make the investments that are needed to ensure that the on-site and off-site infrastructure is installed and upgraded to accommodate the demand. This will require consistent partnership and communications between the county and the city.



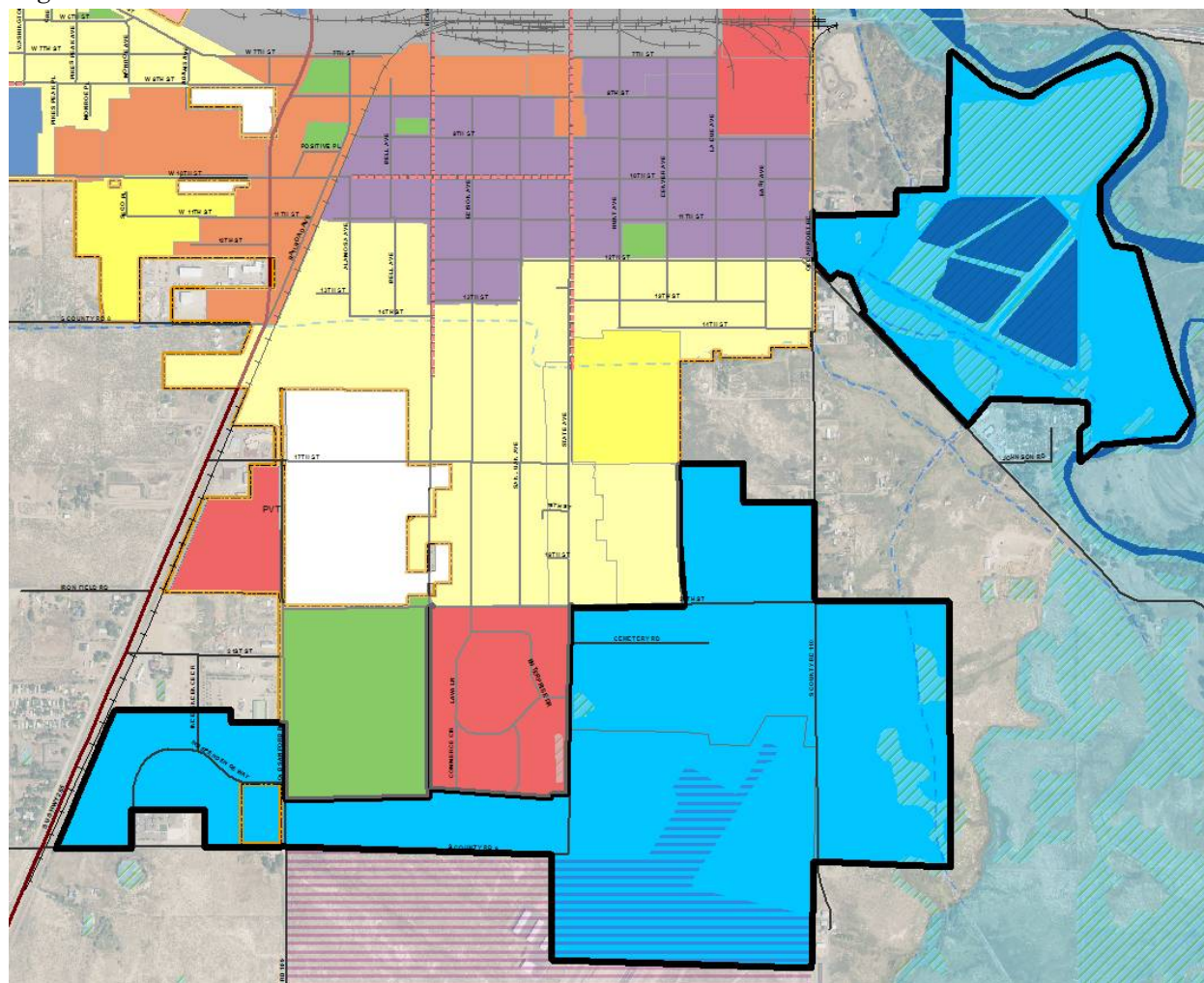
Local Govt. Facilities – Wastewater Treatment Plant Aeration Ponds



Local Govt. Facilities – Airport Terminal



Local Govt. Facilities – County Facilities



ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

Subject/Title:

Staff Updates

Background:

- Levee
- Enforcement (branches, levee, junk yards)
- October, Fencing and Lighting