Minutes of the Board of County Commissioners Meeting, held on November 18, 2015 at 8:30 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present: Darius Allen, Chair
Marianne Dunne, Vice-Chair
Mike Yohn, Commissioner
Gigi Dennis, County Administrator
Jason Kelly, County Attorney
Brittney DeHerrera, Chief Financial Officer
Belina Ramirez, Deputy Clerk

Call the Meeting to Order

Pledge of Allegiance

Additions/Deletions to the Agenda

Approval of the Agenda

Move Fire MOU from SLV Regional Airport to Consent Agenda, add Department of Revenue Sales Tax Certification and Rural Workforce Subsidized Employment Fixed-Price Subcontract to Consent Agenda.

m/s Dunne/Yohn motion to approve November 18, 2015 Agenda with corrections
Motion was approved unanimously.

Approval of General Business/Minutes

Regular Meeting –October 28, 2015
Public Hearing –Blanca Vista Solar HB 1041
Public Hearing -2016 Budget Final Hearing
Public Hearing –Minor Subdivision Brownell Living Trust

m/s Yohn/Dunne motion to approve minutes of October 28, 2015
Motion was approved unanimously.

Approval of Bills/Obligations

Check Numbers 116428-116566 and 29873-29907

m/s Dunne/Yohn motion to approve Bills/Obligations
Motion was approved unanimously.

Public Comment
No comment was made.

Consent Agenda

Clerk & Recorders Report for October 2015
Treasurer Fund Report for October 2015
Resolution 2015F7 –Close Solid Waste Management Fund & transfer fund balances to General Fund
Resolution 2015F8 –Authorizing a New Special Revenue Fund-County Justice Fund
Resolution 2015G11 –Creating unmanned Aerial Systems Advisory Board for Alamosa County
SLV Housing Coalition Promissory Note
2016 Alamosa County Commissioners Meetings & Holidays
MOU Fire Participation in the Colorado Emergency Fire Fund
Department of Revenue Sales Tax Certification
Rural Workforce Subsidized Employment Fixed-Price Subcontract

Commissioner Yohn asked to pull the MOU Fire Participation, 2016 Alamosa County Commissioners Meetings & Holidays, and the Rural Workforce Subsidized Employment Fixed-Price Subcontract.

m/s Dunne/Yohn motion to approve Consent Agenda without those pulled for further discussion
Motion was approved unanimously.

2016 Alamosa County Commissioners Meetings & Holidays

Commissioner Yohn inquired about the November meeting day being at the beginning of the month if that was going to be a problem because of bills and obligations. Maybe we need to move it to November 16th.

m/s Yohn/Dunne motion to approve 2016 Alamosa County Commissioners Meetings & Holidays
Motion was approved unanimously.

MOU Fire Participation in the Colorado Emergency Fire Fund

Jason Kelly stated Commissioner Yohn asked if there was a cost associated with it. There is a formula they used of a fixed cost according to how many acres in the county. It is capped at 1 million dollars. It looks like Aurora participates and it is $610 so it is not a substantial amount. This is an agreement we do each year but it did have changes this year with the formula.

Commissioner Dunne stated it is a type of insurance.

Commissioner Yohn stated he brought it up because he didn’t understand the cost to the County.

m/s Yohn/Dunne motion to approve the MOU Fire Participation
Motion was approved unanimously.

Rural Workforce Subsidized Employment Fixed-Price Subcontract

Jason Kelly stated it is for the Environmental Health Technician. She qualifies under the Workforce for a subsidy to the County. It helps pay for her salary for a couple of months. We have done a few of these before.
m/s Yohn/Dunne motion to approve Rural Workforce Subsidized Employment Fixed-Price Subcontract
Motion was approved unanimously.

Public Hearing

Amendment to Zoning & Special Use Permit – Lee C Ridgely

Ken Vanlwarden and applicant Lee C Ridgely were present.

Commissioner Yohn thanked him for going through the process. They often looked at that property and wondered why it wasn’t producing something. The Land Use staff opted to remove the wall requirement to be visible for the public.

Commissioner Dunne stated she is delighted and surprised it wasn’t zoned commercial. Eventually we will get the County on the right track because we are looking at the zoning. Are you going to sell cars and trucks.

Mr Ridgely stated they are not going to have any cars it will be farming equipment.

Commissioner Allen asked if any comments from the State Highway Department.

Mr. Vanlwarden stated no they did send letters but had no conversation.

Commissioner Allen stated at one time they were thinking of building a super shed for a potato processing facility.

Mr. Vanlwarden thought it was commercial as well but through research they found it wasn’t. For the record he would like to delete item No 2. Where the department recommended a landscape buffer.

Gigi Dennis asked if he has worked with the SLV DRG for tax credits for creating a new business or for hiring new employees.

Mr. Ridgely stated he hasn’t thought of it.

Gigi Dennis asked what the name of your new business is.

Mr. Ridgely stated he hasn’t thought that far.

Commissioner Yohn stated regarding the egress and digress that should not affect him. Do you have any problem with the highway configuration?

Mr. Ridgely stated no it is fine the way it is.

List of Exhibits

1. Zoning Amendment & Special Use Application Checklist
2. Staff Report
3. Pre Application Conference
4. Application
5. Receipt of Payment
6. Ownership and Encumbrance Report
7. Deed
8. Assessor Record
9. Receipt of Taxes Paid
10. Well Permit
11. Site Plan
12. GIS Aerial View
13. List of Adjoining Property Owners
14. Letter to Neighbors
15. Public Notice for the Planning Commission
16. Public Notice for the BOCC
17. Notice to Applicant
18. Agency Courtesy Letters

m/s Yohn/Dunne motion to approve Amendment to Zoning AZ15-002
  Motion was approved unanimously.

M/s Dunne/Yohn motion to approve Special Use Permit SU15-004 as the findings set forth as amended today
  Motion was approved unanimously.

Children’s Garden Early Learning Center

Kristina Daniel, Chair and Roni Wisdom, Board member were present.

Children’s Garden has been around for fifteen years. In 2010 Trinidad State Junior College decided they no longer were going to do the child care business. A group of interested citizens got together and created a 501c3 to keep the center open. They serve 89 children and 84% receive free or reduced lunches. They also have 21 staff members. It has been very successful and continue to grow. They are at capacity. They receive 2 calls a day looking for somewhere to place their children. A diagram was provided. They cannot do the entire project right now. They are building a gym, enlarging the kitchen, and office space for co-directors and some class rooms. They have asked for help from Buell foundation, El Pomar, and the USDA. The biggest one is the Community Development Block grant. They do have an application but it is not due until February and she would like to add some verbiage and changes into it. They would like to add administrative costs to hire someone so it is done properly. Also if they run through the County they could add costs for them. They would like to table this for later to make these changes. They are interested in Alamosa County sponsoring this.

Kristina Daniel stated they have a strong co-director who have done this for a long time. They have a great accountant. The Board members have experience also. Financially they have someone to back this up.

Roni Wisdom stated with the expansion they will be able to add 30 children and 6 staff. Also a room for classes for parents & staff. They look at the whole family and not just the child.

Commissioner Dunne asked how CSBG works. She is on Community Action so is this different?
Roni Wisdom stated this is CDBG not CSBG.
Commissioner Dunne stated she knows how difficult it is to find child care when she had her grandchild there was no room there. She knows the need. You have a wonderful staff and a great board so she knows it will be managed well.

Commissioner Yohn stated what a great improvement for the community and employing more people. They did have some questions but since they are going to table this they can wait until later. He appreciates them considering the cost to the county. He is not familiar with the location but is there adequate room to add on and have parking spaces.

Roni Wisdom stated they do because they are not going to do the second phase yet. They also have parking into the alley. They talked to the City about vacating that alley. All the Daycares are at capacity.

Commissioner Dunne stated there is one error where the employees 84% were low income is that true?

Roni Wisdom stated that is true. Historically single mothers start here. They help them get degrees into this field. Most employees are low income. This is why don’t want to get a traditional loan so they can give more for employees. They do work with Trinidad state to get associates and what is needed.

Commissioner Allen stated the Center was started in 1988 with Trinidad. Trinidad came to the County to ask for assistance. They thought it was a need and facilitated a bridge loan because they didn’t want to lose it.

Roni Wisdom state Trinidad has been out since 2010.

Commissioner Allen asked who is on the board.

Kristina Daniels stated herself, Roni Wisdom, Pattie Newman, and Kristin Garcia.

Commissioner Allen stated there are some charges that cost us to sponsor an entity.

Gigi Dennis asked if we can we sit down and see what the requirements are from DOLA to oversee what is required.

Roni Wisdom stated yes she has been in contact with Christy Culp and next time she is here they can sit down.

Commissioner Allen asked when Trinidad stepped out did they give everything to them.

Roni Wisdom stated no they purchased it through a loan. They will be back in January since this is due in February.

Commissioner Dunne stated the 1st facility started at Sacred Heart Church.

Roni Wisdom stated the County also sponsored a CDBG grant to remodel back then.

Commissioner Allen asked if it helps to have two sponsors from the City and the County.

Roni Wisdom stated they only need to have one to be the fiscal agent but they are going to talk to the City for a letter of support.
SLV Regional Airport/Emergency Manager

Francis Song and Andrew Atencio were present. The Airport board decided to demolish the old airport terminal. They had a rough assessment to see if it was a viable structure but ultimately it was ruled by Land Use that the cost would greatly outweigh the cost to demo the building. It was decided to demolish the building. They had an environmental study done. Asbestos was isolated and this morning the Road & Bridge department did start demolishing the building. Demolition should be done by next Tuesday.

Andrew Atencio stated it is coming down pretty good with not much dust. They had one proposal came in from Leonard Romero who took windows, doors, and air conditioning units. There is very little metal material. They salvaged a little bit sold lights to individuals but most was taken by Leonard Romero. In another two hours the building should be down to the ground.

Commissioner Yohn asked to enlighten on the proposal process.

Andrew Atencio stated it was advertised for the general public and allowed public to make public bids. They had two turn out and they honored the highest bid.

Commissioner Allen asked if the city was going to take the concrete.

Francis Song stated he has not heard of that but Tim did mention the City is involved. He is able to dump material on the City side. They talked about the shredder but this has been nixed since safety issue being close to airport.

Commissioner Dunne stated once down what kind of covering material is going to be there.

Francis Song stated there was a way to pave.

Andrew Atencio stated road base.

Francis Song stated there are plans to redo the entire parking lot. There is not a lot of level paving at the Airport. There is a lot of loose dirt which turns bad where there is a lot of precipitation.

Andrew Atencio stated the asbestos was only 4x4 and it has been properly removed.

Francis Song referred to the CIP. CDOT aeronautics looks in 2 years off of the current year. There was some discussion in 2016 the design rehabilitation of runway. There is a 5% local match. The cost to the County would be $23,750 of the local match. In the subsequent year 2017 they are going to have $334,750 of the 5% match for runway rehabilitation. A runway is designed to be used withstand landings and take offs. They are going to have a lot more traffic here than most of the other airports throughout the valley. CDOT Aeronautics states if we leave alone it would be in the red line which would be a new design which would be more costly. They are also facing fuel tank compliance. Ron Echord has fuel tanks that he sells to customers. The Oil & Public Department has deemed them to be out of out of compliance. They need to be underground and there’s are above ground. They have until spring of next year. CDOT has cut off all funding for projects for 2015 because of decreased fuel costs.

Commission Dunne asked how much to do the tanks?
Francis Song stated they are still in process of getting an exact price. He is not sure of the solution to get the tanks in compliance. As it is now they are looking at $120,000. The funding isn’t there. They are looking at a DOLA grant or a loan to make sure operations continue without disruption.

Commissioner Yohn stated they knew of the tank problem.

Francis Song stated he did bring this to the Airport Board and was asked to bring to the issue to the County. He sent letters to Congressional Representative Tipton and Senator Crowder. The FAA flight rule has led to sole airline and which led to reduced revenue which lead us to unable to sustain operations.

Commissioner Yohn stated the airport is vital to the area but service is so minimal and unreliable he wonders how you can support it.

Francis Song stated the existing environment that they are operating is unsustainable. Future years they are only going to have to do more things. They have to redo ARRF hanger.

Commissioner Dunne appreciated seeing the long range plan. The numbers are not valid for future years. The cost will only increase over time.

Francis Song stated Great Lakes has filed an application for exemption appeal to regain their 19 passenger airline status. They want to help bring in more revenue. Whether it will be approved or how long it will take is up in the air.

Commissioner Allen asked what was the Airport Boards response of how come up with the dollars.

Francis Song stated they wanted to see if there is a way around this. Unfortunately there is not. If they hold off it will go into the red of operations which will be a redesign which is more expensive and more time consuming process. They would lose FAA grant for 3-4 years because they allocate for long term because we are competing with other Airports. He will present this and recommend this at the next Airport Board meeting that this has to be done.

Commissioner Allen asked how many emergency flights go out of the airport.

*Multi Hazard Mitigation Plan*

Francis Song stated this is like an insurance policy. There has to be a document process for FEMA to allocate money. This has to be documentation for money requested. They need a valid pre-disaster funding so they are talking about grants for flooding. Post-disaster funding is funding for after a disaster. FEMA does this in 5 year cycles and they are coming in the end of their cycle in 2015. It was determined by himself and other Emergency Managers, Patricia Galveldea, and David Osborn they would approach together as the Valley-based on Alamosa’s cycle. Costilla is the only one not participating because their plan expired some time back so they are in the process of starting again. They are looking at hiring a contractor to do this work because it is huge for one entity to take on. This was the process used for the last time it was done. Rio Grande was selected to be the Fiscal Agent to coordinate for the 5 counties. They are looking at a kick-off meeting on December 10th at 6pm at the Del Norte Annex. He is in process of working with the City of Alamosa and the Town of Hooper. We need to make sure we don’t expire by September 30 2016. They have $30,000 for a State grant and it
requires a local match which will be split between the 5 counties. This is $5,250 for local match which was included in his budget. There is an option for in-kind donations for match.

Commissioner Dunne stated her concern is when the other counties time is up.

Francis Song stated they need to make sure it is renewed for another 5 years. Alamosa is up first then the other counties a few years after. The contract is for a year. It is just updating them to renew for another 5 years. Right now Rio Grande is advertising for the contractor position and will make sure the proper person is hired. He is asking for support from Alamosa County, City of Alamosa, and Town of Hooper.

Commissioner Yohn stated he appreciates looking at in-kind services.

Francis Song stated he cannot work on this during Emergency Manager hours so he is not double dipping.

Commissioners agreed for him to continue with this process.

**Alamosa County Public Health Department**

Della Cox-Vieira was present.

1. Core Services updates.
   a. Assessment, Planning, and Communication:
      i. Press release was issued regarding 2015 County Health Rankings, and Alamosa County’s ranking within CO (see attached).
   b. Vital Records and Statistics: no updates at this time
   c. Communicable Disease Prevention, Investigation, and Control:
      i. Influenza: PH employees are now at nearly 100% vaccination for home visitation and office staff. Influenza activity in Colorado remains low, with only two hospitalizations, and no outbreaks or pediatric deaths. Influenza-like-illness remains below baseline across the state.
   d. Prevention and Population Health Promotion:
      i. PH discussed partnering with the Community Advisory Board (CAB) for the Rocky Mountain Prevention Research Center over the next year in data collection, analysis and stakeholder participation in the 2016 Community Health Assessment that will inform the 2017 PH Improvement Plan; ACPHD will meet with the CAB in January, together with the other SLVPH member LPHAs to begin the conversation.
      ii. HCP held a pediatric rehabilitation telemedicine clinic Nov 4.
      iii. ACPHD will be enacting the lactation support policy, in accordance with state law, in early 2016. A copy of the policy is attached, for reminder and review by the Board.
   e. Emergency Preparedness and Response:
      i. ACPHD is updating call-down lists with new employees joining the agency, and in preparation for winter weather.
      ii. Regional EPR Team is preparing a tabletop exercise with a focus on reaching vulnerable populations in the SLV; community partners in utilities, housing and other industries will be invited to participate in a brief scenario and discussion.
   f. Environmental Health:
i. New EH Technician started work on 11/2/2015. Carol Keith has a great deal of experience in the food service industry, and has taught safe food service trainings for several years. She is a known and respected member of the community, and most recently worked for RM SER as their HeadStart Food Service Program Manager.

ii. With the recent turnover in personnel, and the continued training that is anticipated for the next several months, ACPHD will be combining new staff training with assistance from CDPHE to meet inspection targets; EH Tech will be oriented and trained in an OJT setting with the CDPHE staff member that is working with the EH Program on standardization.

iii. License renewal packets go out this week to all 313 food service entities in the SLV with payment due by 12/31/2015.

g. Administration and Governance:

   i. ACPHD anticipates an annual site visit/audit for the Single-Entry Point program OLTC on 11/17/2015. Policies and financial practices and tracking are reviewed at these visits.

2. Home Health Program:

   a. Current caseload: 176 active and 9 prospective patients at this time.

   b. New Home Health Program Manager started on 11/2/2015, and the new Team Lead began on 11/9/2015. Both jumped into their new positions, and staff have already expressed appreciation of their efforts.

3. Options for Long-term Care Program:

   a. 447 clients currently on caseload as of 10/30.

   b. The new Case Manager begins in his post on 11/16/2015. Eduardo Gonzales comes to ACPHD from Alamosa DHS, most recently working within the Adult Protection Unit. Eduardo is a strong addition to the team, with his DHS experience as his bilingual skills.

4. PCP Program:

   a. 102 clients currently on caseload.

Worksession

CSU Extension

Trinidad State Junior College

Carmen Simone were present.

They are having a Higher Learning Commission site team coming in today. They submitted their written part last week and now they are answering their questions. This is regional. They have a new addition to the building. They haven’t received their Occupancy Certificate yet. They had a ribbon cutting in August. They have two brand new science class rooms. It will be adjoining rooms with a removable wall. They had their Foundation Donor luncheon a few weeks ago. The second floor will have two science labs.

Commissioner Dunne asked if the professors are already there or are they new.

Carmen Simone stated they are already there.

Commissioner Allen asked her to recap their enrollment where they are at.
Carmen Simone stated her first year, 2013-2014 academic year, they had a financial situation where they were 2.6 million dollars in the whole. April 2014 they had a layoff process 10% of workforce in two days which took 2 million dollars. The following year they were careful of their budget. Last June they were able to turn in a balanced budget. This year they had flat enrollment so they didn’t hit which led them to be 10% down $600,000 shortfall so they had to lay off again. They are looking forward to a balanced budget and be thoughtful and creative in the community to bring in students in. They have 300 students both in high school and college classes. They are reaching out to all local high schools to make sure they are offering classes. They are getting a Telepresence unit at high schools further away. They have an aggressively scholarship program to help students go to college maybe this will help mitigate problems.

Commissioner Allen asked how the State been with financing.

Carmen Simone stated they have 13 colleges within their system. They covered their 2 million dollar shortfall and half last year. They are gracious of the State support.

Gigi Dennis asked what the main courses are that you offer and how that transition does. Is there a chance that they have to close the Alamosa Campus?

Carmen Simone stated she hopes that doesn’t happen. They have been here for 21 years. It was a vocational school so that governs what they offer. It is career and technology where they offer nursing, automotive, and diesel. The Campus in Trinidad has an athletic department. Some of their new activities are they are starting a new cross country team and they want runners coming from both campuses. They had some discussion with Adams state so think can partner together to transition to Adams State. They started offering general education courses 5 years ago. Adams State offered all that case work so they take care of each of other and not compete with each other.

Gigi Dennis asked what the percentage of students in the Valley vs outside and where is the biggest drop.

Carmen Simone stated last year it was here in Alamosa and this year it is in Trinidad. About 40% are from the Valley. She doesn’t anticipate a closure here in Alamosa. The Trinidad residents are afraid also but she has seen no indication of this. When the institution got in financial problems a few years ago she never heard of this either. Rural areas in our state need access to higher education. They offer a lot of things they can’t get offer online.

Gigi Dennis asked if they provide one day seminar classes.

Carmen Simone stated they are not very good at that. They had conversation with people in the Valley so can do things off season like last spring they did a welding class. Sometimes you don’t need the entire program to get the skills for the job you already have.

Gigi Dennis stated she has one idea where she would love to have a class understanding media such as twitter.

Carmen Simone stated she overheard students talking about offering Akeo.

Commissioner Yohn stated their Human Services new employees have to take a 6 week class in the Denver area is this something they could offer here.
Carmen Simone stated it is very possible but she would like to talk to Adams State to see if they offer any of this curriculum.

Commissioner Yohn stated he is on the Workforce board and they always had a representative from Trinidad but don’t have one at this time.

Carmen Simone stated they didn’t know they had this.

Commissioner Dunne stated when they visited a solar facility they stated they didn’t have enough welders so maybe we are not making the right connection. They had to go out of state to get welders and electricians. She knows this is only 8 months employment for construction but it is important. The Nursing program has been a wonderful thing for the San Luis Valley and the hospitals and clinics. We had a huge nursing shortage and locals were able to get this.

Carmen Simone stated they had an Accreditation in Nursing and will hear back in April.

Commissioner Dunne stated the Public Safety training is important.

Carmen Simone stated she is proud of their Law Enforcement Academy and working with the City.

Commissioner Dunne stated another good program is the EMT program. It is a wonderful program. Is the GED program still going on? We write letters in support for the GED program. She thought there was a 15% drop out rate of high school so it is very important. They use to have even culture workshops and they were some wonderful resources.

Carmen Simone stated yes the GED Program is still going. Southern Rockies Heritage School brought in someone for a course to preserve culture and heritage in our area.

Commissioner Dunne stated she should work with Sangre de Cristo Heritage Area.

**TPR/STAC Advisory Committee**

George Wilkinson was present.

They finished the project in Antonito. They are still working on getting the project on Highway 160 and 17. Still fighting to get something done. They had chip projects in Monte Vista to Del Norte. Highway projects are 100 million dollars less because of Senate Bill 28. Legislative committee with the college plead our case of the need in the Valley and our area. All of our secondary roads need something. Their next meeting is in December. It is a state wide problem. Contractor Association is the one that gets projects cut down.

Commissioner Yohn asked about the chip seal on 160 he mentioned. He talked to Mike that it wasn’t done properly but the solution to that was not to pay the contractor. His concern is the poor job is that satisfactory for them.

George Wilkinson stated engineers don’t have an idea. They don’t have the proper supervision. They said they had a different contractor for the east project.

Michael Yohn stated that project doesn’t look the same but he is disappointed with their work.

Commissioner Dunne stated she appreciate making La Veta pass safe. They did a good job.
George Wilkinson stated they do a good job with the overlay but messed up on the chip seal.

Commissioner Dunne stated the new head the Governor appointed to CDOT seems doing well.

George Wilkinson stated seems to be doing well.

Commissioner Dunne stated he has toured here.

George Wilkinson stated he has been here twice. He attends their meetings. On the north end they have problems on Monarch pass. Our main roads are in pretty good shape but our secondary roads need help.

Commissioner Allen stated if we are not there to fight then we don't count.

**Board/Staff Updates**

Gigi Dennis stated they had a request for public access from Zapata Land Trust for support or opposition is needed by December 18th.

Commissioner Allen asked to run it by Land Use and Assessor if it comes off tax rolls and to get some more info.

Jason Kelly stated he doesn't think it is on tax rolls.

**Adjourn**

There being no further business, the Regular Meeting of the Board of Alamosa County Commissioners was adjourned.

**ATTEST:**

Belina Ramirez, Deputy Clerk

Darius Allen, Chairman

MARIANNE DUNNE, VICE-CHAIR

Mike Yohn, County Commissioner
Minutes of the Public Hearing for Amendment to Zoning & Special Use Permit for Lee C
Ridgely was held on November 18, 2015 at 8:30 a.m. in the Commissioners Chambers, Alamosa
County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:
Darius Allen, Chair
Marianne Dunne, Vice-Chair
Mike Yohn, Commissioner
Gigi Dennis, Administrator
Jason Kelly, County Attorney
Brittney DeHerrera, Chief Financial Officer
Belina Ramirez, Deputy Clerk

Ken Vanlwarden and applicant Lee C Ridgely were present.

Proposal: The applicant is requesting a zoning change from Rural to Commercial to operate a
motor vehicle sales business. The applicant is also requesting a Special Use Permit for the
operation of a self-storage facility.

Project History and Backgrounds: The applicant Lee Ridgely is proposing vehicles sales and a
self-storage facility on the former Ala-View Travel Center Texaco gas station property. The
property is currently zoned Rural (RU). The parcel is located at the intersection of U.S.
Highway 160 and County Road 3 South, just east of County Road 100 South. Although
“gasoline service stations” were only allowed in Commercial and Industrial zoned districts with
a Conditional Use Permit under our previous land use code, the gas station predated our land use
regulations and was therefore considered a legal, nonconforming use. Consequently, the zoning
was never changed from Rural (RU) despite the Commercial/Industrial use of the parcel. Since
taking ownership of the site, the applicant has worked in conjunction with the State to properly
remove and dispose of the underground tanks associated with the gas station.

According to the Alamosa county Land Use and Development Code (LUDC) vehicle sales are
allowed by right on Commercial (C) zoned properties but self-storage facilities are only
permitted in Commercial (C) zoned districts with a Special Use Permit. Vehicles sales includes
“direct sales, renting or leasing of motor vehicles, light and medium trucks, tractor trailers,
recreational vehicles, earthmoving equipment; construction equipment; farming equipment, and
other consumer motor vehicles such as motorcycles and boats or any similar use.”

The self-storage facility will be composed of nine (9) storage buildings and an area for vehicle
sales display and outdoor storage of boats/RVs on the southeast portion of the site. The
applicant intends to use the existing building for an office and will use the parking spaces
adjacent to the building. There is a turning lane off Highway 160 onto Road 3 South. Road 3
South, from the north and south, provides access to the facility’s driveway. The facility will be
surrounded by a 6' commercial-grade chain link fence with three stands of barbed wire. There will be two stormwater retention ponds onsite.

Public Notice: Adjacent land owners within 1,500 feet of the subject properties have been notified by mail and notice was published in the Valley Courier. To date, no comments have been received regarding the application. Courtesy letters were sent to the Colorado Department of Transportation, the Alamosa County Road & Bridge Department and the Alamosa County Building Inspector.

Compatibility: This parcel is bounded to the east and northwest by Commercial (C) zoned properties. Parcels to the north and the south are zoned Rural (RU).

Zoning Amendment Findings:
1. The Amendment to zoning is found to be consistent with the adopted plans and policies of the county according to the purposes of the LUCC Article 1, Section 1.3:
   E) Encourage quality commercial development and revitalization;
   J) Maintain opportunities for development and redevelopment to respond to changes in the marketplace, while respecting the character of surrounding areas;
2. The uses permitted by current zoning versus the proposed zoning are significantly different but the parcel is located in a predominately commercial zoned district.
3. The proposed change tends to improve the balance of uses, or meets a specific demand in the county in that the proposed change is in congruence with surrounding parcels, stays within the commercial character of the neighborhood, and meets specific demands of the county by encouraging economic development.
4. The change should not be detrimental to the capacity of adequate public facilities and services for the proposed use because the site was able to support the traffic generated by a major gas station and the facility is served by a commercial well and an onsite wastewater treatment system that was installed in 2012.
5. The legal purposes for which zoning exists have not been contravened because the applicant has filed an application in compliance with the County’s zoned regulations.
6. There is no expected adverse effect upon adjoining property owners that would need to be justified by the overwhelming public good or welfare because that portion of the County along Highway 160 is an establishment industrial and commercial district.
7. No one property owner or small group of property owners is expected to benefit materially from the change to the detriment of the general public because the lot has long been used for commercial/industrial purposes and the zoning should reflect the historic use of the property.

Special Use Permit Findings:
1. The application is not anticipated to endanger the public health or safety if located where proposed. Access is located off a maintained county road, Road 3 South, and traffic is
not expected to exceed 8-15 customer vehicles per week. At peak business, the applicant anticipates that there could be two tractor trailers for deliveries per day.

2. The applicant has met all the Special Use Permit application standards. The site conforms to the principles of sound land use planning as it is a commercial business and it is located in a Commercial (C) district with frontage on a major travel corridor.

3. The Special Use Permit is not expected to have any adverse effects upon the adjoining property owners as the change is more in congruence with surrounding parcels, stays within the commercial character of the neighborhood, and meets specific demands of the county by encouraging economic development.

4. See Zoning Amendment Finding #1. The application is not anticipated to be detrimental to the use or development of adjacent properties as they are primarily commercial themselves.

5. The proposed application is not anticipated to impact environmental protections, wildlife habitats, ground and surface water, air quality, or jurisdictional wetlands (See Critical Habitat and Floodplain Map).

Department Recommendation: The applicant has met all the submittal requirements for an Amendment to Zoning and a Special User Permit according to the Alamosa County LUUDC. The Land Use staff has reviewed the proposed application and recommends approval of the Special User Permit application with the following conditions:

1. Buildings must meet all minimum setbacks on all sides;
2. A landscape buffer or screen shall be established along any side of the property where the self-storage facility abuts or is across the street from a residential use.
3. Where the end wall of the self-storage facility is visible from a public right-of-way, the wall shall be buffered or screened to a height of at least four feet.
4. Accumulation of blight and refusal to remove said blight is grounds for the revocation of the Special Use Permit;
5. An approved special use permit shall expire 12 months from the date of approval unless the applicant has a valid building permit on file or has received a certificate of completion for the Alamosa County Building inspector.

Commissioner Allen asked if anyone is in favor of or opposition to the Amendment to Zoning or Special Use Permit.

There being no further business, the Public Hearing for Amendment to Zoning & Special Use Permit for Lee C Ridgely was adjourned.

ATTEST:

Belina Ramirez, Deputy Clerk

Darius Allen, Chair