

Council OKs residence on land where Shady Dell stood

By Jeanne Davant

Manitou Springs City Council approved Tuesday night a zoning change that will allow the owners of the former Shady Dell Motel to rent out a refurbished home on the property.

Tenzing, Inc. has completed demolition of four structures on the property at 1202 Manitou Ave., retaining the house and a storage shed. The owners originally sought to demolish all of the structures, which were in poor repair and often occupied by transients. The property has been the subject of repeated complaints by neighbors on the west side of town.

Planning Director Dan Folke said the owners had complied with conditions recommended by the Planning Commission, including capping of the well on the property and meth testing of the shed.

"We expect that to be negative," attorney Buddy Morrison said. On behalf of Tenzing, he asked, however, that council not require the house to be meth tested. The expert who conducted the test on the shed "did not think meth testing was suitable for that house," Morrison said.

Council still will have to modify the demolition order to officially allow the house and shed to remain, but Folke said he was happy with the progress that has been made.

"This has been a very long process getting those buildings down," Folke said. "This is the culmination of all that work. I'm pretty pleased with how it all turned out."

Council also addressed another long-term neighborhood issue: paving of a driveway and parking lot at Red Crags Bed and Breakfast. Neighbors have complained about dust and noise generated by vehicles on the gravel driveway.

Folke said owner Brett Maddox has sought repeated extensions of time to get the driveway paved, which was a condition of the inn's permit to operate. He agreed to chip seal the driveway and parking area, but ran into problems when his contractor could not get the materials needed to meet a deadline imposed by Council.

Now Maddox has submitted an alternative proposal to chip seal the driveway entrance and exit and portions of the parking area, while retaining gravel on other portions.

"He is asking to have until the end of May" to get the work done, Folke said. "My personal feeling is that would address the issues."

Council scheduled a hearing at its April 20 meeting to review the proposal and consider action that could include revocation of the inn's use permit.

In other business, Council...

- Approved a use agreement with Save the Flats for a community garden on Higinbotham Flats.
- Received an invitation from Fort Carson and the Pikes Peak Sierra Club to join The Pristine Energy Project. Mayor Marc Snyder will represent the city.
- Renewed an agreement for fire protection between Manitou Springs and the Crystal Park Metropolitan District.
- Approved an agreement with the Manitou Spring Urban Renewal Authority.
- Passed a resolution supporting the establishment of the Pike National Historic Trail.

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