

City of Alamosa
Planning Commission
June 25, 2014
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on the above date at 6:00 p.m. by Chairperson Shirley White. Present were the following members: Farris Bervig, Debbie Clark. Mark Manzanares arrived at 6:04 p.m. Excused: Barbara Kruse, Don Martinez and Robert McWhirter. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott.

Agenda Approval: M/S/C. Clark, Bervig. Motion was made to approve the agenda as presented. (Unanimous)

Approval of the Minutes: M/S/C. Clark, Bervig. Motion made to approve the minutes of the May 28, 2014 meeting as presented. (Unanimous)

Regular Business- Conduct Public Hearings

1A.The request of Mark McLauchlan and Claire Van des Plas for variances from the City Code of Ordinances. The applicants seek relief from the side yard variances of 7ft. to one foot and five ft. respectively to allow the addition of an attached garage. The property affected is Lot 21, Val Verde, Block 10, City of Alamosa, Alamosa County, also known as 421 Poncha Ave.

The public hearing opened at 6:01p.m.

White: Is there someone here to speak for the request? Please step up to the podium and state your name and address for the record.

McLauchlan: Mark McLauchlan, 421 Poncha Ave., co-owner with my wife Claire Van des Plas. If you see the picture up there, you can see the carport. The concrete pad is quite broken up, tilted by frost, and the bolts are rusted away and they actually shift. It's a major safety issue. If we are going to do extensive repair and there are quite a bit of noise from the four rental units to the left and a solid wall would block some of the domestic noise. We had the idea of an enclosed garage. I have an email from the property manager, Coshy Gonzales she acknowledges there has been a problem and she is quite supportive of the project. The neighbor to the north side is here, Barbara Wall.

Mr. McLauchlan presented the letter from the property manager to the Chairperson.

Wall: Barbara Wall and I live to the north and Mark has told me about his project and I totally support it.

White: Thank you. Is there anyone else that would like to speak for this? Against?

White: Any other questions? We will close the public hearing. Is there a motion?

The public hearing closed at 6:05 p.m.

Bervig: From the sketch provided, asking for the variance from one ft. of the property line. That will be a solid wall? And open ended on both ends?

McLauchlan: Yes, with roller doors. So we could close it during bad weather but haul fertilizer and supplies to the back yard.

Bervig: Looking at the rules and regulations, one foot from the property would create drainage issues. Gutters freeze up in Alamosa.

McLauchlan: I understand we could get wires in the gutters to stop the freezing.

Clark: Could the roof be sloped to the rear and keep the runoff on the property?

McLauchlan: We could do that and have the contiguity of the existing roof.

Clark: There is no alley?

McLauchlan: No. Emergency vehicles could access from the north side of the house.

Manzanares: A wall one ft. from the property line would limit it. There seems to be room for a detached garage.

McLauchlan: There is a large backyard.

For the record all adjacent property owners were notified of the hearing.

The discussion continued and the following motion was made:

M/S/C. Bervig, Manzanares. Motion made to approve the variance request of Mark McLauchlan and Claire Van des Plas for relief from the required 7 ft. side yard setback to 5 ft. on the north side of the property on the extension of the existing house line. The variance from the required 7 ft. to 1 ft. on the south side is denied. The property affected is Lot 21, Val Verde, Block 10, City of Alamosa, Alamosa County, also known as 421 Poncha Ave. (Unanimous)

The Commission advised the applicant to visit with the Public Works Department for a workable plan.

Staff informed the applicant this was final action on the request. If another plan would be workable he could approach the Commission with a revision.

Next Item:

1B. The request of Darin Coleman for a variance from the City Code of Ordinances. The applicant seeks relief from the allowed 25 ft. rear yard setback of 25 ft. to 15 ft. to allow construction of a single family dwelling. The property affected is Lot 19, Replat of Lots 1 – 3, Grandview, City of Alamosa, Alamosa County, also known as 2219 Oliver Ave.

The public hearing opened at 6:22 p.m.

White: Please step up to the podium and state your name and address. Tell us about your project.

Coleman: Darin Coleman, 5090 Del Viento, Alamosa. I'm the contractor building these homes. I am representing the property owners Dwight and Cynthia Walsh. As you see, we had to turn this to the side and we made some adjustments to meet the front and side setbacks but the garage will encroach at the rear. I am asking for a 10 ft. variance just to make sure.

White: Thanks you. Is there anyone else that would like to speak for this request? Against? We will close the public hearing. Questions?

The public hearing closed at 6: 24 p.m.

Bervig: This is an odd shaped lot.

Coleman: Yes.

Bervig: How big is the house?

Coleman: 950 sq. ft., two bedrooms, one bath.

Clark: there is room for emergency vehicles to access?

Coleman: Yes. There will be about 18 ft., a substantial amount of room from the fence to corner of garage even with the variance.

Staff pulled up the map on the screen and the applicant clarified exactly where the house would sit on the lot.

M/S/C. Manzanares, Clark. Motion made to approve the request of Darin Coleman for a variance from the City Code of Ordinances. The applicant seeks relief from the allowed 25 ft. rear yard setback of 25 ft. to 15 ft. to allow construction of a single family dwelling. The property affected is Lot 19, Replat of Lots 1 – 3, Grandview, City of Alamosa, Alamosa County, also known as 2219 Oliver Ave. (Unanimous)

Planning Commission acting as Zoning Board of Adjustments has final action on this request. A building permit must be obtained before work begins.

Planning Issues

3B. The request of Frances Eigenberg for review of a final plat. The property affected is the Murphy Theatres Subdivision, Lot 1, Block 1, City of Alamosa, Alamosa County, also known as 3507 Carroll St.

The public hearing opened at 6:28 p.m.

White: Please state your name and address for the record.

Eigenberg: Fran Eigenberg, P.O. Box 1199, Alamosa. This is the final plat for subdivision that I requested.

White: We did look at the preliminary last meeting. Are there any questions? Is there anyone here that would like to speak for this request? Against? Please step up to the podium and state your name and address for the record.

Nipple: Fred Nipple, 6021 County Rd 10 s., Alamosa. I would like to know the zoning on this property. Is that changing? What is it zoned?

Steenburg: It is zoned Commercial Business and no that is not changing.

Nipple: What would the size of the plat be? Is it the south east part of the detention pond?

Steenburg: The Theater tract is 3.48 acres. This would be all of the paved area. It is one piece now and cutting the theater piece out.

Nipple: Can I ask why?

Steenburg: She is the owner of the property and has the right to subdivide. She is making two tracts out of one.

Nipple: I see. Thank you.

Eigenberg: Nothing has really changed.

White: Are there any other questions? Is there a motion?

The public hearing closed at 6:31 p.m.

M/S/C. Bervig, Manzanares. Motion made to recommend approval of the request of Frances Eigenberg for review of a final plat. The property affected is the Murphy Theatres Subdivision, Lot 1, Block 1, City of Alamosa, Alamosa County, also known as 3507 Carroll St. (Unanimous)

The applicant was informed that the recommendation would go to City Council on July 2, 2014.

Other Business:

There was discussion on cell phone towers, Code Enforcement Officer jurisdictions, garage sale signage, video signage.

Staff informed the Commission of ongoing discussions with the City Manager and City Attorney attorney regarding enforcement of conditions placed on approvals and how the City can insure they are carried out.

The items for sale at the SLV Habitat for Humanity store on Main St. are not out of compliance.

The temporary water restrictions were discussed and possible ways to reach more of the residents.

Correspondence: Distributed.

After no further business, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary