

City of Alamosa
Planning Commission
April 26, 2017
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 Chairman Mark Manzanares. Present were the following members: Shirley Adcock, Debbie Clark, and Scott Travis. Excused: Farris Bervig. Darrell Cooper arrived at 6:04 p.m. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott.

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

Approval of the Minutes: M/S/C. Adcock, Travis. Motion made to approve the minutes of the March 22, 2017 meeting as presented. (Unanimous)

Public Comments: None.

Regular Business - Conduct Public Hearings- Zoning Issues

The request of Regina Kazeck for a variance from the City Code of Ordinances for relief from the rear setback of 25 ft. to 20 ft. and required lot size to allow construction of a triplex. The property affected is Lot 2, Kazeck Martinez Replat, City of Alamosa, Alamosa County also known as 1584 W. 10th St.

The public hearing opened at 6:03p.m.

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

Kazeck: Regina Kazeck, 1582 West 10th St. I think I need approximately 6 ft. for a variance for a triplex. I think my lot is 84 ft., I'm sorry I came unprepared. I would like it for the rear and I would like the front for parking.

Manzanares : Thank you. Have a seat and is there anyone else that would like to speak for this request? Against? As there is no one else to speak, we will close the public hearing and give Planning Commission a chance to ask questions.

The public hearing closed at 6:04p.m.

Manzanares: Please step forward again. You are also asking for a variance on the lot size?

Steenburg: Yes, she is. We will handle these separately because if the first setback variance request is not approved, there is no reason to hear the second on lot size.

Manzanares: That's fine; we will do one at a time. Questions from the commission? Or a motion?

M/S/C. Travis, Adcock. Motion made to approve the request of Regina Kazeck for a variance from the City Code of Ordinances for relief from the rear setback of 25 ft. to 20 ft. allow construction of a triplex. The property affected is Lot 2, Kazeck Martinez Replat, City of Alamosa, Alamosa County also known as 1584 W. 10th St. (Unanimous)

Next item:

Manzanares: The second portion of this request involves the lot size. The applicant is requesting relief from the required 9,000 sq. ft. for a triplex to 7,000 sq. ft.

Kazeck: Yes.

Manzanares: Are there issues or questions? Anyone that would like to speak for this? Against? My only question is that it seems you are trying to squeeze this in this lot.

Kazeck: It will be a two story.

Manzanares: Okay.

Adcock: Were the neighbors notified?

Scott: All adjacent property owners were notified. There were no responses.

Adcock: My concern is this is single dwelling area, down about a block and a half is the big two, three stories. Whether it is appropriate here I'm not sure.

Steenburg: It does meet to our zoning requirements, it is allowed by right. The question before you is do you want to allow a variance of 2,000 sq. ft. on the lot size?

The public hearing closed at 6:06 p.m.

M/S/C. Clark, Travis. Motion made to approve the request of Regina Kazeck for a variance from the allowed lot size per dwelling unit of 3,000 sq. ft. to 7,000 sq. ft. from the required 9,000 sq. ft. for construction of a triplex. The property affected is Lot 2, Kazeck Martinez Replat, City of Alamosa, Alamosa County also known as 1584 W. 10th St. (Unanimous)

This is final action on these requests.

Next item:

The request of La Puente Housing for a variance from the City Code of Ordinances for sign installation. The property affected is Lots 30,31,32 , Block 40, Alamosa, City of Alamosa, Alamosa County, also known as 529 Main St.

The public hearing opened at 6: 09 p.m.

Manzanares: Who will be speaking on behalf of this request? Please step up to the podium and state your name and address.

Cheslock: Lance Cheslock, 7767 CR 11 South, super excited about this project. We put together a sign, actually Jeff is here he encouraged us to do this that would lure people downtown and suggest the historic era of the building because we also have a historic grant and are going to work on the transom windows. We engaged Matt Beckner for the first preliminary design and Chris Gosar gave his input. We also got the blessing of the State Historical Society; it took us two years because people wouldn't normally make a donation to our organization that goes to a sign. We understand that it is larger than what is allowed by code so we are asking for a variance to allow an exciting historically relevant sign on a building that will be a beautiful anchor in our community. Pat, do they have the photos of the proposed sign. Okay, I have extras here if anyone would need one.

Manzanares: Thank you. Is there anyone else that would like to speak on behalf? Please state your name.

Owsley: Jeff Owsley, 716 Murphy Dr. Lance called to me when I was in Colorado Springs to work with the organization. Fourth generation, and it's been wonderful to be back. I think it's important to realize La Puente Enterprises was one of the first social enterprises in the country and it's pretty historic just like this building and I realized if we can draw attention to Milagros as people are driving through with a unique sign on the building; it would help La Puente. It's been many years since and I now am director of the Small Business Development Center and in that position I realize how important signage is to small businesses. I would appreciate it if we could realize this sign would help the business of Milagros and La Puente. Thank you.

Manzanares: Is there anyone else that would like to speak on behalf?

Symbleme: My name is Ralph Symbleme, 315 State Ave., Alamosa. I am the current chair for the Historic Preservation Advisory Committee for Alamosa. I support La Puente for the endeavor of the sign and the other improvements such as restoring the brick and expose transom windows. Speaking for the committee and although we have not voted on this we feel this is a step in the right direction.

Manzanares: Thank you. Anyone else? Lance will you step forward, did I hear correctly that you are removing the awnings?

Cheslock: For this sign request, we have been working with the State Historic Society and looking at old photographs. It had transom windows and in 1912 they put awnings up because the

windows heated up the interior, the winds shredded the awnings and then they bricked up the transom windows. Again in the '50's they put more substantial brick over them. Our goal in the next phase is put transom windows with low e-glass. We are going to repurpose the old brackets for the sign. The ceiling will be exposed also, the old stamped tin. We are hoping it will help add character to the downtown and help us sell more stuff and help more people.

Adcock: I think it's great and in line with the Comprehensive Plan and will go with that part of it.

Cheslock: thank you and working on the Bain's Building was the second one on the State Historic Registry in the county and to beef up the Historic District and thinking of ways to do that.

Clark: It says the coffee will be streaming down, and it is lit? How will that work?

Cheslock: We're going to have 2-3 streams with LED's or perhaps segmented and to make it darker than yellow and motion in the coffee. It is a turn of the century style coffee pot. All the elements are historic

Clark: You don't think it will be a distraction with the traffic light?

Cheslock: No. Hopefully just enough to stop in. The other sign that messages will come down.

Manzanares: Having grown up on the old Route 66, it will be refreshing to see that kind of signage again.

Symbleme: If you care to see of what it will look like, right next door the windows at the Body Tune Up will match. On the LED's, I used to work with Southern Colorado Signs and most of the LEDs will be smaller and light up in sections; not Las Vegas bright.

Manzanares: Thank you.

The public hearing closed at 6:14 p.m.

M/S/C. Clark, Adcock. Motion made to recommend approval of the request of the request of La Puente Housing for a variance from the City Code of Ordinances for sign installation. The property affected is Lots 30, 31, & 32, Block 40, Alamosa, City of Alamosa, Alamosa County, also known as 529 Main St. (Unanimous)

Steenburg: Acting as the Board of Adjustments, this is the final action.

Next Item:

The request of Jim Harding for a variance from the City Code of Ordinances to allow construction of a professional office. The property affected is Plaza Del Sol Subdivision, Lot 4, City of Alamosa, Alamosa County, situated on the SE corner of Clark St. and Del Sol.

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

Manzanares: Is there someone here to speak for this request?

Harding: Dr. Jim Harding, 906 Main St., we are going to build a dental office at the corner and if it is appropriate I would like Brian Cook to come up and speak regarding the variance and answer most of the questions on the mechanics.

Cook: Brian Cook, Alcon Construction, 4553 County Rd 1.5 S. we have been working with Dr. Harding and Lon Owens on the purchase of the property and how to make the proposed building work on the lot.

Manzanares: Can you describe what you have planned?

Cook: It's a pretty small undeveloped lot. Dr. Harding has a small office building proposed and a good fit for this small lot. It is located on two streets and has to have 25 ft. setbacks on at least three sides. It is 85 ft. on one side and 109 ft. in the other direction. He will need 6 parking spots for full time employees and there are four exam rooms; it is a 2,000 sq. ft. building and 10 parking spaces required on this piece of property and it is very, very restrictive and the option presented to the City the best option allows 7 spots on the east side and 25 ft setback on Clark and Del Sol. He would like the front to face south into the parking lot. The brick work will be similar to Alamosa State Bank with a timber framed front entrance. With the 10 we could only fit seven and hoping to share 3 spots with Mr. Owens and there is an executed agreement which we will submit. We think there is more than enough. I have worked with Mr. Owens, and the City to hope this will work.

Manzanares: Obviously it will be aesthetically pleasing. My first question is how will it look on the Clark St. side?

Cook: The will be windows along that side of the building. I do have a set of plans preliminary that show all elevations if you would like to see them. We have store front type windows facing Clark, and would extend xeriscape landscaping with small trees perhaps and low water requirements, some boulders and similar to what is there we. It would be a brick building and standing seam metal roof. Narrow profile and working with a local artist on the timber framing and pull that together. It has been presented to the other owners in the strip mall and Lon Owens to make sure it doesn't detract from the area.

Manzanares: On the west side there is 25 ft. setback?

Cook: Yes.

Manzanares: No issue on sharing parking?

Cook: No, they have an executed agreement. From the initial counts I did, there are sufficient parking spaces.

Steenburg: If you choose to approve the application, I would suggest you condition it on the submittal of an acceptable parking agreement.

Clark: There is street lighting at the corner?

Steenburg: Yes.

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

M/S/C. Clark, Travis. Motion made to recommend approval of the request of the request of Jim Harding for a variance from the City Code of Ordinances to allow construction of a professional office on the condition that an acceptable parking agreement be presented to the city for review. The property affected is Plaza Del Sol Subdivision, Lot 4, City of Alamosa, Alamosa County, situated on the NE corner of Craft Drive and Del Sol. (Unanimous)

The applicant was informed that this was final action.

Next item:

The request of Mark Martinez and Derek Heersink for a variance from the City Code of Ordinances for store front improvements. The property affected is Lot 29, Block 39, Alamosa, City of Alamosa, Alamosa County, also known as 625 Main St.

The public hearing opened at 6:33 p.m.

Manzanares: Please state your names and addresses.

Martinez: Mark Martinez, 311 Rio Grande Ave., Alamosa.

Heersink: Derek Heersink, 10390 AA County Rd., La Jara.

Manzanares: Tell us about your request.

Heersink: What we are proposing is we want to take out the glass on the first story and leave the black tile on the base. We have built a new storefront 15 ft. back from where the current one is and when we get rid of that glass it will be basically a covered patio and to make sure that the facade on the setback storefront is acceptable for the downtown area.

Martinez: So, no real change to the Art Deco, we are keeping all that. The black tile on the bottom is only made in two places in the world right now. Everything historic that's not glass is staying. And like Derek said the covered patio area we think would be a nice space for patrons to enjoy a beer.

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

Symbleme: Ralph Symbleme, current Chair for the Historic Preservation Advisory Committee, Alamosa, I live at 315 State Ave. We do feel it would be a major improvement and great use for a space that has been closed for some time. It would be similar to the Nestle Café where they removed the glass and created outdoor seating. With the glass removed as stated, including the glass door it would also expose the tin which exists in that space and feel it would be a major improvement create a win- win situation for a property that is on the national registry as well as the city registry. Keep it on our rolls and allow it for commercial use again.

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

Reynolds: Keep in mind what they are applying for is a variance just in the building material they are going to use to cover that recessed wall. It is straying a little bit from what is acceptable and there is a guideline but not required and it is up to you guys to work through the process.

Manzanares: Tell me about the materials you are going to use.

Martinez: Yes, we forgot to mention that, thanks Harry.

Heersink: on the inside and around the new glass door it will be framed with timbers that come from an old cabin in La Veta, my parents place, that supposedly Kit Carson built for dry storage. It goes with the theme on the inside of the building where we used the same timbers for the bar so it is rustic but not super rustic, there is new stuff and old stuff. Above all that glass we want to use tin and there is not an easy way to transition from Art Deco to what we want to do.

Martinez: We aren't big on the Art deco, not the deco furniture, we are using what we call Farmhouse Chic décor. The cabin in La Veta was falling down two sides were good two sides awful so we took the two sides and gave them a new home; repurposed them. We will have enough material for this, the bar is pretty neat. Timbers framing out the windows and timbers up to the base of the windows above the windows there would be corrugated tin. We think it is a good use for some historic materials, give them a new home and still be able to keep the existing façade.

Manzanares: Are you pretty well married to that idea with the timbers? I bring that up and go through town and think of the Rubi Slipper and there is a big transition from outside to inside.

Heersink: We've been at this for about a year and the timbers have been in the idea since the beginning. They are from the 1880's and it flows with the inside. If we did something else and be cost effective The tin ceiling is staying and originally the windows were not there historically. We are leaving the black tile. As far as being married to the timbers, we would really like to use them. We feel it would be a good conversation point as well. We have a lot of eggs in this basket.

Adcock: You are taking out the windows and where the door is, this is what you will put in?
(Shows the drawing submitted with the application).

Heersink: The door is going to be taken out and then it's another 41/2 ft. to the new store front.

Martinez explained in detail the drawing and where the railing would go on top of the tiles. We would gain the outdoor seating and feel it would be good for the economic development downtown.

Adcock: I personally don't have a problem with the timbers, it will be far enough back, but the corrugated metal.

Martinez: That would be in the back also. It's not right there meeting with the tile.

Cooper: What is the railing made out of?

Heersink: We would like to use potato digger links. What they used to get potatoes out of the ground.

Martinez: We are a couple farm boys and it goes with what we're doing. Derek is growing our malting barley.

Manzanares: I'm concerned about the railing.

Martinez: You would have to look close to see that. It will look like wrought iron.

Travis: It's part of your brand.

Martinez: Exactly. It will be similar to SLV Brew Pub wrought iron.

Adcock: And Nestle's railing.

Heersink. Yes.

Manzanares: I just don't want to see a John Deere parked in front. (laughs)

Martinez: They do have auto steer now.

Manzanares: will we be seeing them again for outdoor seating?

Steenburg: The seating is not on the sidewalk, it is in the footprint of the existing building. I will talk to the city attorney.

Clark: And the lighting?

Heersink: It will be lighting that accents the tin ceiling. We're putting a shelf and focus the light on the ceiling.

Clark: I think it will be really nice but not sure about the corrugated tin but it does fit with your theme.

Martinez: We have a bunch of rusted tin from the cabin also.

Reynolds: The rusted material is pretty rough; one option is the raw tin and have it treated with hydrogen peroxide and it will have a patina eventually.

Travis: Sounds like you are willing to work with the City.

Martinez: The patina on Creede Theater is very nice and Kristi Mt. Sports on their sign also.

Travis: I motion to approve the request.

Steenburg: Would you like to include in your motion the non- galvanized metal?

Travis: Is that what the City would like?

Steenburg: That is something that was discussed; I just want to make it clear.

Travis: Yes.

Manzanares: Before there is a second, what shape are the timbers? Square or round?

Heersink: They are more square than round. About 6 inches wide and 8 inches tall rounded on the top and hand-hewn on sides you can see were they cut out to fit. They are really neat. If I wouldn't have been in the field I would have brought one in.

Manzanares: It would be good to verify the logs and historical significance perhaps on the menu.

Martinez: We are going to have bronze informational signs on them and the bar and will allude to the history of the building as starting as a hardware store also.

Reynolds: Just so you do know the tin will bright at first, it will take time to patina.

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

M/S/C. Travis, Adcock. Motion made to approve the request of Mark Martinez and Derek Heersink for a variance from the City Code of Ordinances for store front improvements with the condition non-galvanized tin with a patina look be one of the materials used. The property affected is Lot 29, Block 39, Alamosa, City of Alamosa, Alamosa County, also known as 625 Main St. (Unanimous)

Planning Issues

The request of Community Resources and Housing Development Corporation for review of a preliminary plat. The property affected is Montana Azul Estates, Filing #6, located in a fraction of the NE1/4 of Section 8, Township 37 North, New Mexico Principal Meridian, City of Alamosa, Alamosa County, situated west of Craft Drive and south of Tremont St.

The public hearing opened at 6:55 p.m.

Manzanares: There is someone here to speak on behalf of this request? Please state your name and address for the record.

Lucero: Janet Lucero, 1016 West Ave., Alamosa. I believe we're here to present the plat and there has been revisions made and recommendations and Martin Reynolds is also here the engineer so we can get this resolved as far as the plat

Reynolds: Martin Reynolds, Road AA5, Alamosa. This is a reconfiguration of a preliminary plat that has already been approved in 2011. What that plat had was 22 lots and a multi-family tract in the back. We have reconfigured it to 48 residential lots. They decided not to do the multi-family tract and to make it cost effective we had to re align the road that is the biggest difference in the two plats and basically is a continuation of the whole development that is there.

Manzanares: Being there is no one else here to speak; we will close the public hearing and take questions from the commission.

The public hearing closed at 6:58.p.m.

Steenburg: This is a preliminary plat and they will be back before you with the final plat for a recommendation. Several years ago as Mr. Reynolds stated the pre plat was approved but it changed enough we felt you should look at it again.

Adcock: My question is the emergency exit what is that going to connect to?

Reynolds: It will connect from the end of 7th St. to the south and back to Adcock and that gives you a loop.

Adcock: The drainage stays the same?

Steenburg: Yes. To address the emergency exit, they have agreed not to sell Lot 86, the western most lot on the south side, until this street is extended so an emergency vehicle can go down and it will be maintained by CRHDC as an emergency access road.

Manzanares: It will be maintained like an alley?

Steenburg: Yes, they will put gravel down and it will provide emergency access until there is alternative access.

Adcock: And these will be built like the other houses? I know at one time there was talk of bringing in double wide trailers.

Lucero: We do have a lot of lots and we may want to bring in some modulars, right now we don't have a manufacturer but it may be in the future.

Manzanares: Any other questions? Motion?

M/S/C. Adcock, Travis. Motion made to approve the preliminary plat presented by Community Resources and Housing Development Corporation. The property affected is Montana Azul Estates, Filing #6, located in a fraction of the NE1/4 of Section 8, Township 37 North, New Mexico Principal Meridian, City of Alamosa, Alamosa County, situated west of Craft Drive and south of Tremont St. (Unanimous)

Motion made to approve the preliminary plat as presented.

Other Business: The commission signed a card of thanks for Robert McWhirter for his years of service on the Planning Commission.

After no further business, the meeting was adjourned at 6:55p.m.

Respectfully submitted,

Julie Scott
Recording Secretary