

City of Alamosa
Planning Commission
August 23, 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, Christopher Lopez, David Mize, and Scott Travis. Excused: Darrel Cooper and Farris Bervig. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds, and Julie Scott.

Agenda Approval: M/S/C. Mize, Travis. Motion was made to approve the agenda as with the following change: Item 1A is moved to the last hearing rather than the first.

Approval of the Minutes: M/S/C. Travis, Adcock. Motion made to approve the minutes of the July 26, 2017 meeting as presented. (Unanimous)

Public Comments: None.

Regular Business - Conduct Public Hearings – Zoning Board of Adjustments

The request of Mark and Stephanie Hensley for a lot line vacation. The properties affected are Lots 4 & 5 and Lots 6 & 7, Replat of Carroll Addition 2, Block 4, City of Alamosa, Alamosa County.

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

Manzanares: Would you like to speak on behalf; please state your name and address.

Hensley: Mark Hensley, 713 Douglas Dr., Alamosa, Co. We have two lots in that subdivision and my son has two lots also and we would like to take out the center lot line on each to build and if you could cut my taxes to a tenth, I would be really happy with that.

Manzanares: Thank you, Mark. Have a seat and we will call you if there are more questions. Is there anyone else that would like to speak on behalf of this request? Against? We will close the public hearing.

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

Manzanares: The only question I have is you have already started building on one of these lots before this action?

Hensley: We've been working on this subdivision quite a while. Josh has lots 6 & 7 and he's in contact with everybody and found out we had to do this. Stephanie and I don't plan on building

until March of next year. We're trying to do everything by the book. Josh's house sold before ours and he moved in with us.

Steenburg: He has been in contact with staff through the whole process.

Adcock: So this action will correct this?

Steenburg: Yes.

M/S/C. Adcock, Travis. Motion made to approve the request of Mark and Stephanie Hensley and Joshua and Amanda K. Hensley for lot line vacations. The properties affected are Lots 4 & 5 and Lots 6 & 7, Replat of Carroll Addition 2, Block 4, City of Alamosa, Alamosa County.
(Unanimous)

This is final action on this request.

Next item:

The request of the City of Alamosa for a lot line adjustment. The property affected is Tract 1, Simmons Subdivision, City of Alamosa, Alamosa County also known as 2242 Old Sanford Road.

The public hearing opened at 6:07 p.m.

Steenburg presented the request on behalf of the City.

Steenburg: Thank you, sir. What we need to do is years ago when the Rec Center was built a parcel was created included the building and the majority of the parking lot, Tract 1, that was created for financial purposes so it could be approved for the mortgage. That loan was paid off about two years ago and now we need to create a tract for the multi-purpose facility and ice rink. It is an agricultural zone and minimum lot size is five acres. The lot is shaped strange to make a five acre parcel and to allow for street frontage in the future There is an agreement for both facilities to share parking and sidewalks.

Adcock: There is enough parking?

Steenburg: There will be an additional 50 spaces added.

Manzanares: Thank you. There is no one else to speak for this? Against? We will close the public hearing. I have just a question as we're looking at the map. Do you think there will ever be another baseball park there to make it look symmetrical?

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

Steenburg: Not right now- that area is the dog park. They are talking to making improvements to the existing fields.

Mize: I just came off the Rec Board, we talked about it several times and we felt the four fields were sufficient and the dog park would be a good use.

Steenburg: The new field has been discussed but not serious enough to include it in our five to ten year projections.

M/S/C. Travis, Lopez. Motion made to approve the request of the City of Alamosa for a lot line adjustment. The property affected is Tract 1, Simmons Subdivision, City of Alamosa, Alamosa County also known as 2242 Old Sanford Road. (Unanimous)

This is final action on the request.

Planning Issues:

The request of Black and Veatch on behalf of AT & T for a Permitted Use by Special Review to allow modifications of telecommunication equipment to an existing tower (Use Group C-33). The property affected is located in the northwest corner of Harold Carroll Park, City of Alamosa, Alamosa County also known as Craft Water Tower.

The public hearing opened at 6:11 p.m.

Manzanares: Would you like to step forward and state your name and address for the record and tell us about your application.

Bonney: Hi, my name is Elizabeth Bonney; I am here for Black & Veatch on behalf of AT & T mobility, 960 E. Valley St., Glendale, CO, 80246. You may know there is an existing wireless facility on the water tower. The proposal is to remove 4 omni antennas and add 3 panel antennas and 3 remote radio heads. It isn't a very visible change.

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

The public hearing closed at 6:12 p.m.

Lopez: I had a question; why the change?

Bonney: Improved coverage, better speed.

Lopez: Does it expand the coverage?

Bonney: That I am not sure of; it should provide better speed and it may go for a wider radius.

Adcock: Is this approved by the City?

Steenburg: Yes.

Manzanares: This goes back to our discussion of using existing facilities and not adding more towers.

Steenburg: And a little background with the new code that goes into effect in January, you won't see this type of request, it will go for administrative approval.

M/S/C. Travis, Mize. Motion made to recommend approval of the request of Black and Veatch on behalf of AT & T for a Permitted Use by Special Review to allow modifications of telecommunication equipment to an existing tower (Use Group C-33). The property affected is located in the northwest corner of Harold Carroll Park, City of Alamosa, Alamosa County also known as Craft Water Tower. (Unanimous)

The recommendation will go to City Council for consideration at the regular meeting to be held on September 20, 2017 at 7:00 p.m. or shortly thereafter.

Next item:

The request of Black and Veatch on behalf of Verizon Wireless for a Permitted Sue by Special Review to allow modifications to existing telecommunications equipment (Use Group C-33). The property affected is Tract 3 of the Replat of the Kelloff Family Trust Division of Land, City of Alamosa, Alamosa County, also known as 3177 Main St.

The public hearing opened at 6:15 p.m.

Manzanares: Please state your name and address and tell us about your application.

Sherer: My name is Jeff Sherer, I am with Black & Veatch as well, my address is 4600 S. Syracuse St. #800, Denver, CO 80237. I'm an agent for Verizon and the property owners NE Colorado Cellular Inc. dba Viaero Wireless are requesting your approval of a permitted use by special review for collocation of equipment on the existing tower located at 3177 Main St. This is being proposed because Verizon has found service on the west side of Alamosa is below their standards and this site should help significantly.

In respect of the application, Verizon is proposing to co-locate 12 panel antennas on this existing 150 ft. monopole at the 35' level. This height is substantially below the existing antennas and will have no additional visual impacts. Additional equipment will be located behind the radio heads. Base radio equipment, including an emergency generator will be located within the existing fence compound on a 12 x12 pad. There will be no visible changes to the exterior of the compound.

The proposed facility will not adversely impact traffic or existing infrastructure. As staff mentioned, it is an insignificant change. When it is operational, this facility will provide needed upgraded wireless service.

Thank you and if you have any questions I would be happy to address them.

Manzanares: Thank you, is there anyone else that would like to speak? We will close the public hearing. I had a little trouble hearing; this is the existing tower?

The public hearing closed at 6:17 p.m.

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

Steenburg: Yes, they are adding equipment at the 35 ft. level and changes to their ground base equipment.

Mize: On the picture of the existing tower, what height is that?

Scherer: About 50-60 ft. we are significantly lower than that.

Steenburg: We did hear from the owners of the Villa Mall and they are actually in favor of it and they had to install repeaters when Viaero went in and stomped the signal and they hope this will help.

Adcock: How much more can go on that tower, I look at it every day.

Steenburg: That would be up to a structural engineer.

Manzanares: Any more questions, motion?

M/S/C. Mize, Travis. Motion made to recommend approval of the request of Black and Veatch on behalf of Verizon Wireless for a Permitted Sue by Special Review to allow modifications to existing telecommunications equipment (Use Group C-33). The property affected is Tract 3 of the Replat of the Kelloff Family Trust Division of Land, City of Alamosa, Alamosa County, also known as 3177 Main St. (Unanimous)

Other Business:

Code Review Update

There is a joint work session with Council on August 30th at 6:00 p.m. Todd Messenger, Land Use Attorney will make the presentation on the new code. Steenburg gave a brief overview of what will be covered in the work session. The presentation will include significant changes and revisions to the current code, use groups and definitions.

Planning Commission will have a special meeting to review and make recommendations to Council regarding adoption of the zoning code changes in the first part of September.

Adcock thanked staff for all the work involved in the update to the Code.

Next item:

The request of James Hsu for a lot line vacations. The property affected is Lots 45-54, Block 210, Washington Addition, City of Alamosa, Alamosa County.

The public hearing opened at 6:26 p.m.

Steenburg presented the request as the applicant was not present. If questions arose that he could not address the application would be tabled.

Steenburg: The annexation was completed last year and this action would allow the continuation of similar development. The alley vacation was completed three weeks ago. It is similar to Mr. Hensley's application that was heard earlier. He wants to vacate lot lines on the small skinny lots to create four larger parcels I'm assuming to place duplexes similar to what already exists to the west. But, whatever he builds is not really the question, what he builds will have to meet our zoning requirements.

Mize: This is right across from the school?

Steenburg: Yes. I think we will see more residential development in the area.

Manzanares: Thank you. We will close the public hearing.

The public hearing closed at 6:29 p.m.

Motion made by Adcock to table the request until the applicant was present. Lopez seconded and stated he had no problem with the motion but all applicants should be treated in the same way.

The practice has not been consistent. There are many variables in each application.

Travis stated that he did not want to impede progress by another month and Mr. Hsu has proven over and over that he's following code and worked with staff.

Mize: It looks like a very straight forward request.

Discussion continued and the motion failed.

M/S/C. Mize, Travis. Motion made to approve the request of James Hsu for lot line vacations. The property affected is Lots 45-54, Block 210, Washington Addition, City of Alamosa, Alamosa County. (Four yes's- Lopez, Travis, Mize, Manzanares, one nay-Adcock.

This is final action on the request.

Correspondence: None.

Staff gave an update on the First St. project along with other City work including the resurfacing of approximately three miles of streets, six blocks of sewer line replacement, construction of the new Parks and Cemetery building, ice rink and multi-use pavilion, improvements to WWTP.

There was also a question of widening the Stadium Dr. curve and improvements. Curb most likely would not be part of the improvements at this time.

After no further business, the meeting was adjourned at 6:43p.m.

Respectfully submitted,

Julie Scott
Recording Secretary