

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

Introduction of new members: Chairman Manzanares welcomed the new members of the Planning Commission representing Ward 3- Christopher Lopez and Ward 4- David Mize.

The opportunity was taken for brief introductions of all commission members.

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

Approval of the Minutes: M/S/C. Adcock, Lopez. Motion made to approve the minutes of the June 28, 2017 meeting as presented. (Unanimous)

Public Comments: None.

Regular Business - Conduct Public Hearings – Zoning Board of Adjustments

The request of Vertical Construction Management for a lot line adjustment. The property affected is Lot 1, Sangre Tract Replat and Lot 12, Block 1, Callbreath's Addition, City of Alamosa. Alamosa County also known as 1310 Main St.

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

Steenburg: I didn't catch this earlier, but this is a lot line vacation, not adjustment.

For the record, this will be corrected in the minutes.

Manzanares: Is there anyone here to speak on behalf of this request? Please step forward and state your name and address.

Johnson: Scott Johnson, 1317 State Ave., Alamosa. I am representing the applicant, Starbucks for development of the lot between Sonic and the big two story building to the west that is owned by Felix Valdez and Ray Valdez. That's all I have to say.

Manzanares: Thank you.

Steenburg: The property they have laid their project on is two separate parcels and what was left over from alley vacations that had taken place in the past. They want to consolidate those two lots and avoid setback issues and have a lot big enough for their project. I wanted to make sure Council would agree to the alley vacation before we went through this exercise with you. The alley has now been formally vacated. Now we can act on this request for lot line vacation but I would recommend you condition the approval it not be recorded until it is held in fee simple ownership. If you approve this we will hold the plat until one person owns both pieces.

Manzanares: Okay, is there anyone else that would like to speak for this request? Against? We will close the public hearing and allow questions from the Commission.

The public hearing closed at 6:08 p.m.

Adcock: Pat, I have a question, the plat shows an alleyway? Is that where the cars are sitting?

Steenburg: Yes. There was an alley that was here for an old waterline that's bounding on the west side of the lot. It follows the contour of the water line as it goes out to Main St. The alley is being left as is. I'm quite certain with curb and gutter they will actually separate their property from the alley.

Bervig: Is that old yellow house going to be torn down? Is that a separate lot?

Steenburg: Not at this time; it is not part of this project. It is a separate lot.

Manzanares: How is this going to affect parking at that property?

Steenburg: It is going to make it more difficult but they are aware of the problem, there is room for parking in the back. That is a sober living house and actually non-compliant with our current zoning code and we are in a process with them right now. I don't expect many vehicles there with the current use and in the future if it were to become retail, they would have to follow our requirements for parking. It will depend on what they want to do.

There was further clarification of the alley and access for the property next to the proposed development.

Bervig: It wasn't long ago they were before us to change the use.

Steenburg: No, they didn't want to change the use and that is why we are in the process right now of waiting for the new zoning code updates. The City Attorney has granted leniency until that is adopted to see if the changes would allow that type of use. If it does, they can stay in business as they are.

Lopez: What is the eastbound entrance to the property, if any?

Steenburg: There is an easement through the Sonic and also off of Main St.

Lopez: Thank you.

Manzanares: Are there any more questions? A motion?

M/S/C. Adcock, Lopez. Motion made to approve the request of Vertical Construction Management for a lot line vacation with the following condition: the property must be held in fee simple ownership by a single entity before the final plat can be recorded. The property affected is Lot 1, Sangre Tract Replat and Lot 12, Block 1, Callbreath's Addition, City of Alamosa. Alamosa County also known as 1310 Main St. (Unanimous)

Other Business:

Discussion of minimum lot size requirements as required by City Code.

Steenburg gave a detailed presentation in regards to lot size and the need for affordable housing for low income families and the cost of development in light of the discussion at last month's application from the Community Resources and Housing Development Corporation for approval of a final plat with 48 lots in a Residential High Density zone.

In the Comprehensive Plan that was just updated the need for affordable housing is recognized as a definite need.

Traffic in the area seems to be a concern and again it does meet the LOS (A) required by our code and was presented by the certified traffic engineer.

The commission thanked staff for the information regarding affordable housing.

Staff also gave an update on the First Street construction.

Correspondence:

A thank you card was signed by the Commission to be sent to Debbie Clark for her years of service on the Commission.

After no further business, the meeting was adjourned at 6:37 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary

