

City of Alamosa
Planning Commission
March 26, 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, Barbara Kruse, and Don Martinez. Excused: Mark Manzanares, Robert McWhirter. A quorum was declared. Staff present: Pat Steenburg and Julie Scott.

Agenda Approval: M/S/C. Bervig, Kruse. Motion was made to approve the agenda with the following correction: under Item #B3 replace Main St. with West Ave. as requested by staff. (Unanimous)

Approval of the Minutes: M/S/C. Martinez, Clark. Motion made to approve the minutes of the February 26, 2014 meeting as presented. (Unanimous)

Conduct Public Hearings

Regular Business- Zoning Board of Adjustments

The request of Audra Velasquez for a variance from the City Code of Ordinances. The applicant seeks relief from the required front yard setback of 25 ft. to 9 ft. to allow installation of a carport. The property affected is Lot 1, Montana Azul Estates, City of Alamosa, Alamosa County, also known as 2852 Gold Place.

The public hearing opened at 6:03p.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.

King: Sean King, 2852 Gold Place. I would like a variance to install a carport on the existing slab in front of the garage. The variance will be nine feet. This carport would be open, not have sides, roof only and would be removable. I have letters here from neighbors- they have no objections.

White: You have the letters? Please give them to Julie and could you read into the record?

Mr. King presented the letters. Scott read the names and addresses of each: Maria Atencio, 2848 Gold Place, Daniel & Desire Workman, 2800 Gold Place, David and Jan Harris 2844 Gold Place, Larry Vigil, 2704 Moran Place.

King: There is a garage on the property, but it is filled. My father recently passed away and left me a vehicle. I would like some protection for another vehicle.

White: Is there anyone else that would like to speak for this request? Against? We will close the public hearing. Comments, questions from the commission?

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

Bervig: I'm looking at Section 21-55, I would like to read out of the ordinance as provided by staff, the reasons a variance may be granted: to grant or deny variances from the provision of this chapter when the strict application of these regulations would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Bervig then read Sec. 21-55-2 in its entirety to the Planning Commission, outlining all of the requirements that if applicable must be satisfied before a variance may be granted. It lists unique physical characteristics, I don't know if this meets all of those requirements. I have a little bit of a problem with this.

Clark: Would it be permanent?

King: We could take it down it would be anchored to existing slab. In the future, it could be removed. There is an existing carport down the street. We measured the driveway and it is 29 ft., the carport is 20 ft. It would be nine ft. up the driveway from the edge of the sidewalk.

Staff showed the area on the overhead the area in question.

Steenburg: We did review the permit and there were no setback concerns or violations noted. I did not go out and measure it but it would have been checked when he issued the permit.

Clark: I also went over to Poncha where we approved a carport that extended right to the edge of the sidewalk.

Martinez: I don't see this as a drastic change to the neighborhood.

King: We measured in the rear of the property but with the existing electrical pedestal and utility pole location, it wouldn't fit. Entering on Craft Dr. with the elementary school, there is an increase in traffic also.

White: Is there a motion?

Bervig: Reading Item A, I just don't see it meeting the criteria. We have rules and regulations.

M/S/C. Martinez, Clark. Motion made to approve the variance request of Audra Velasquez for a variance from the City Code of Ordinances. The applicant seeks relief from the required front yard setback of 25 ft. to 9 ft. to allow installation of a carport. The property affected is Lot 1, Montana Azul Estates, City of Alamosa, Alamosa County, also known as 2852 Gold Place. (In favor: Martinez, White, and Clark. Against: Bervig, Kruse, motion passes.)

Planning Issues

1B. The request of Duran Real Estate for review of a final plat. The property affected is portions of Lots 11-A, 11-B and 12-A of the Denver and Rio Grande Western Railroad Company Subdivision and that portion of the Alamosa Railroad Depot Grounds, located in the N ½, Section 10 Township 37 North, Range 10 East, N.M.P.M., City of Alamosa, Alamosa County, located generally east of Ross Ave. and south of Sixth St.

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

White: Is there anybody here to speak for this? Please state your name and address for the record and tell us about your proposal.

Smith: Jerry Smith, 518 Bell Ave. Alamosa CO.

White: I know we've already seen this at the preliminary level, tell us what you are planning.

Smith: We would like this all on one parcel, we are vacating the interior lot lines and cleaning it up. We are putting four lots into one parcel and creating the utility easements that are required. You would not want to be building across lot lines.

White: Is there anyone else that would like to speak for this request? Against? I will close the public hearing. Questions from the commission?

The public hearing closed at 6:13 p.m.

Bervig: What about the buildings?

Smith: They are in the process of being moved.

Bervig: How many square feet is the proposed lot?

Smith: 1.84 acres.

White: I know there was a problem with the title the last time you were here?

Smith: Yes, the deed is now correct.

M/S/C. Kruse, Bervig. Motion made to recommend approval of the request of Duran Real Estate for a final plat. The property affected is portions of Lots 11-A, 11-B and 12-A of the Denver and Rio Grande Western Railroad Company Subdivision and that portion of the Alamosa Railroad Depot Grounds, located in the North ½, Section 10 Township 37 North, Range 10 East, N.M.P.M., City of Alamosa, Alamosa County, located generally east of Ross Ave. and south of Sixth St. (Unanimous)

Staff informed the applicant the recommendation would go to City Council to be heard April 16, 2014 at the regular meeting at 7:00 p.m. or shortly thereafter.

Next item:

2B. The request of Jared Hostetter for an expansion of an existing Permitted Use by Special Review in a Commercial Business zone to allow an addition to a single family dwelling. The property affected is Lots 22 & 23, Block 59, Home Subdivision, City of Alamosa, Alamosa County, also known as 819 8th St.

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

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

Hostetter: Jared Hostetter, 7287 El Rancho Lane, Alamosa. I would like to expand on the north side of the address, repair the wall and put a 14 ft. by 31 ft. addition.

White: Are there any other questions? Would anyone else like to speak for this? Against? We will close the public hearing.

The public hearing closed at 6: 18 p.m.

Bervig: This is next to the restaurant?

Hostetter: Between the restaurant and garage.

Clark: It isn't highly visible. Is there an alley?

Hostetter: Not really an alley. There is access but it is closed at Ron Barrier's property.

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

The public hearing closed at 6:20 p.m.

M/S/C. Clark, Kruse. Motion made to recommend approval of request of Jared Hostetter for an expansion of an existing Permitted Use by Special Review in a Commercial Business zone to allow an addition to a single family dwelling. The property affected is Lots 22 & 23, Block 59, Home Subdivision, City of Alamosa, Alamosa County, also known as 819 8th St. (Unanimous)

Staff informed the applicant the recommendation would be for approval and on the City Council consent calendar at the April 16, 2014 meeting.

Next Item:

3B. The request of Donna Chappell for a Permitted Use by Special Review to allow outdoor sales(Use Group C-23) in a Commercial Business zone. The property affected is a portion of Lots

1 through 3, Bellview, Block 45, City of Alamosa, Alamosa County also known as 504 West Ave.

The public hearing opened at 6:21 p.m.

White: Is there anyone here to speak for this? Can you please step up to the podium and state your name and address and tell us what you want to do.

Chappell: Donna Chappell, 504 West Ave. I would like to place 3-4 bistro type tables in front and add to the atmosphere.

White: This is the juice bar?

Chappell: Yes, Smoothies.

White: Would anyone else like to speak for this request? Against? We will close the public hearing. Questions?

The public hearing closed at 6: 23 p.m.

Clark: You will move the tables in at night?

Chappell: Yes.

Clark: And not out in the winter?

Chappell: No. Unless it's a really nice day.

Bervig: Is there an awning?

Chappell: No, we might look at umbrellas in the future.

Bervig: Unrelated to the request, but how is business working out for you?

Chappell: Very well.

Bervig: That is good to know.

M/S/C. Martinez, Kruse. Motion made to recommend approval of the request of Donna Chappell for a Permitted Use by Special review to allow outdoor sales (Use Group C-23) in a Commercial Business zone. The property affected is a portion of Lots 1 through 3, Bellview, Block 45, City of Alamosa, Alamosa County also known as 504 West Ave. (Unanimous)

Staff told the applicant this also would be on the consent calendar at the April 16th, 2014 City Council meeting at 7:00 p.m. or shortly thereafter.

Other Business: None

Correspondence: Distributed.

After no further business, the meeting was adjourned at 6: 24 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary