

City of Alamosa
Planning Commission
December 14, 2016
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, Debbie Clark, Darrell Cooper and Scott Travis. Excused: Robert McWhirter. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott.

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

Approval of the Minutes: M/S/C. Adcock, Travis. Motion made to approve the minutes of the October 26, 2016 meeting as presented. (Unanimous)

Public Comments: None

Regular Business - Conduct Public Hearings- Zoning Issues

The request of Elona Medina for variances from the City Code of Ordinances. The applicant seeks relief from the required front yard setback from a street of 35 Ft. to 15 ft. and lot coverage requirement of 30% to 32% to allow construction of a detached garage. The property affected is Lot, 1, Replat of Carroll Addition, Block 10, City of Alamosa, Alamosa County, also known as 723 Lee Dr.

The public hearing opened at 6:02p.m.

Manzanares: Is there someone here to speak? State your name and address.

Medina: Elona Medina, 723 Lee Dr. I just want to build a garage. My yard isn't real big; the 35 ft. setback would pretty eliminate that. I received a letter from Mr. Reynolds stating he wouldn't recommend approval but an 18 ft. variance wouldn't be unreasonable. I would be okay with that. The guy that is going to build it was trying to save me money on concrete. But that is acceptable.

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

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

Adcock: I have some questions. Are you going to remove the entire fence?

Medina: Whatever is necessary. I realize that is a safety issue. The fence isn't a big issue; I just would like a garage.

Adcock: And will there be a curb cut? Will the City do a curb cut?

Steenburg: No.

Adcock: Obviously there will be trees removed & the shed will stay where it's at.

Medina: Yes.

Manzanares: Harry, your thoughts?

Reynolds: There are two or three properties in that area that have garages that range 18-20 ft. off the property line. To allow this one it would be common for the existing neighborhood.

Manzanares: The front setback is 18 ft. from the property line?

Reynolds: By code, it's actually 35 ft. from the street for an accessory building. That is why she is asking for a variance.

Clark: And what about the curb cut?

Steenburg: She will have to do the curb cut; the City would not do it.

Bervig: And about the fence will you want her to take all of it out for the line of site?

Reynolds: You have to have a reasonable view; she could move the fence line to the garage and still have a privacy fence.

Clark: What about the height? How tall is it going to be?

Medina: I'm not sure; it's a standard two car garage.

Reynolds: The limitation by code is 20 ft. It would be well under that I'm sure.

Manzanares: The back setback is the side of the garage?

Reynolds: Yes, that would be 5 ft. If she is granted this setback she'll have yard there.

Adcock: And fire requirements?

Reynolds: She meets the requirements.

Manzanares: It will match the house?

Medina: Yes, all the same siding and roofing material.

Adcock: All the adjacent property owners were notified?

Scott: Yes.

Adcock: And the trees will be removed or trimmed?

Medina: Yes, they are mostly on my property. Most are far enough south that won't be affected.

Adcock: Did you talk to your neighbors?

Medina: No. I assumed they were all notified of the hearing.

Manzanares: Are there any other questions?

Cooper: I had a concern about the shed in the corner. It seemed like that could be an issue. It's right up in the corner Will people be able to see if they are turning coming from the north at the intersection looking to the west?

Medina: I don't think there would be a problem; one block north there is a hedge that block far more of the view and you have to pull out to the street to see. The shed is on a concrete slab and has been there a long time. It would be difficult to move.

Manzanares: Are there any other questions? A motion?

M/S/C. Travis, Clark. Motion made to approve the variance request of Elona Medina for an 18 ft. side yard setback to allow construction of an accessory building (garage) with the removal of the privacy fence to at least the garage line. The property affected is Lot 1, Replat of Carroll Addition, Block 10, City of Alamosa, Alamosa County, also known as 723 Lee Dr. (Unanimous)

This is final action on the request and the applicant can apply for a building permit.

Next item: Planning issues

The continued request of Community Resources and Housing Development Corporation for a rezone of property from Commercial Business to Residential Medium. The property affected is Montana Azul Estates, Filing #5, City of Alamosa, Alamosa County, lying generally west of Craft Dr. and north of Tremont St.

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

Manzanares: Who would like to speak for this request?

Steenburg: I will speak for this. Last month you had a request from CRHDC to change the zoning on the entire subdivision and they can make that request for all of the property they still own.

Some lots had been sold and in an effort to keep the project moving we approved the subdivision with a permitted use by special review. We have the request from CHRDC and we have the City requesting the rest of the property. This doesn't prevent a home based business; there are zoning regulations in place for that; we just want to insure there are no businesses such as auto repair in the basically residential subdivision. If you make the recommendation to approve I will take it to council as one action.

Adcock: All property owners received letters of the action?

Steenburg: As City staff, I am recommending we change the properties that CHRDC doesn't own. Everyone received a letter of what we are proposing and informing them of the public hearing. When they bought their property it was for the intention of building a residential home.

Manzanares: Thank you. It makes sense to protect the property owners. They don't want a business going in next door.

The public hearing closed at 6:16 p.m.

M/S/C. Adcock, Travis. Motion made to recommend approval of the request of Community Resources and Housing Development Corporation for the rezone of property from Commercial Business to Residential Medium. The property affected is Montana Azul Estates, Filing #5, City of Alamosa, Alamosa County, lying generally west of Craft Dr. and north of Tremont St. (Unanimous)

M/S/C. Adcock, Clark. Motion also made for the same rezone of property located in Montana Azul Estates, Filing # 5 as requested by the City of Alamosa for the properties not owned by CRHDC. (Unanimous)

Janet Lucero, CRHDC representative, was present and informed by staff the action would be taken to City Council on January 18, 2017 for final action.

Next Item:

Manzanares mentioned a resident was concerned about vagrants in the Carroll Park area and also homeless people sleeping in cars at various parks. Staff would pass the concern to the P.D. for increased patrols.

An update on the Craft water tower work was also given.

Adcock gave a brief update on the Comprehensive Plan update and staff would distribute copies to members after additions were made. The consultant would attend the January 25th meeting for discussion and approval.

Zoning code updates would be presented at a later date. It will have fewer Permitted Uses and a Limited use category would be added. Staff will be able to act on requests to streamline the

process. There will be additional districts, parking updates and make it as understandable as possible.

Manzanares thanked Travis and Adcock for attending the work sessions on the Comprehensive Plan on behalf of the Planning Commission.

After no further business, the meeting was adjourned at 6:40p.m.

Respectfully submitted,

Julie Scott
Recording Secretary