

City of Alamosa
Planning Commission
February 24, 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, 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. Travis, Adcock. Motion made to approve the minutes of the January 27, 2016 meeting as presented. (Unanimous)

Public Comments: None

Regular Business - Conduct Public Hearings-Zoning Issues

The request of Loretta Mitson for a variance from the City Code of Ordinances. The applicant seeks relief from the allowed sideyard setback of 7 ft. to 4 ft. to allow an addition to a single family dwelling. The property affected is Lot 13, Block 2, Bellview, City of Alamosa, Alamosa County also known as 111 Bell Ave.

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

Manzanares: Who would like to speak on behalf of this request? Please step forward and state your name and address for the record. Tell us what you would like to do.

Mitson: Loretta Mitson, 318 N. 3rd, Manassa. The property you're looking at is 111 Bell Ave., half block right off of First St. I have a picture of the rear of the house on my laptop.

Ms. Mitson shared the photo of the porch that she wants to remove.

Mitson: The home was built in 1914 so it never complied with current, I would think the current setbacks were not in place at that time; it is a very narrow lot. I bought it about 10 years ago and the porch was pulling away from the house. I don't think they had a proper foundation for the porch. I climbed up there and put on flashing and within two years it's pulling away due to the foundation shifting. It's about 8 ft. in depth and currently a laundry room and narrow bedroom. I would like to carry the profile of the house back straight, the roof line back straight from the existing house which is brick masonry. It would not encroach any more than the current line of the house does. I'm asking for a variance; the porch is just not viable. I have a crack where the porch meets the house. I have put flashing on the flashing. I like to keep my rentals up. I'd like

to turn it into a decent kitchen, and master bedroom and bath and continue the profile of the house. The deck would be removed and continue the same linear feature of the house. The contractor I talked to is Joe Torres and he does high quality work, he built the duplex across the street. It will add to the property tax revenues and improve the property and upgrade the neighborhood. Are there any questions?

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

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

Clark: Have the neighbors been notified?

Scott: Yes, there have been no inquiries either for or against the project.

Manzanares: Are there any other questions, motion?

Bervig: It's not exactly a question, Mr. Chairman, but the information we received shows we have a structure already four ft. from the line and the upgrade will keep it in the footprint of the existing house. It seems to me the request, even if it doesn't exactly meet the code, makes a lot a sense to improve the property. I would be inclined to accept this, you don't want someone to step through a porch and have it collapse. I am receptive to the idea.

Manzanares: I was looking at the same thing; maintaining the same ridgeline and it's not like it is more of a variance; it is the same line that's existing.

Clark: And it would be using the backyard and cleaning it up. I think it would look better.

Adcock: There doesn't seem to be any problem with the run off from the roof. I went by the property and there is room.

M/S/C. Adcock, Clark. Motion made to recommend approval of the request of Loretta Mitson for a variance from the required sideyard setback of 7 ft. to 4 ft. to allow an addition to a single family dwelling. The property affected is Lot 13, Block 2, Bellview, City of Alamosa, Alamosa County also known as 111 Bell Ave. (Unanimous)

Steenburg: This is the final action, you will receive a letter and you can go to Harry for the building permit.

Next Item: Planning Issues

The request of Regina Kazeck for review of a replat. The property affected is located in the Southeast ¼ of Section 9, Township 37 North, Range 10 East, New Mexico Principal Meridian, City of Alamosa, Alamosa County, lying generally south of West 10th St. and north of Seco Place.

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

Manzanares: Is there someone here to speak? Please state your name and address and tell us about this proposal.

Kazeck: Regina Kazeck, 1582 W. 10th St., Alamosa. I bought some little lots on 10th and they were very small; too small to be buildable. I bought strips of property from Leroy and want to replat it to make it buildable and it's a good location directly south of the elementary school.

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

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

Clark: Three of the lots have street frontage - how do you get to the back lot? Lot 5A?

Kazeck: There is a street to the back for access, Seco Place. It's a paved street.

Bervig: Is that a dead end street? What is that street?

Steenburg: Seco Place.

Manzanares: They would have to install curb, gutter?

Steenburg: It is already there on Seco Place. We would recommend escrow funds to be put in place on the 10th St. development.

Clark: Water would come from the back or cut up the street?

Steenburg: There is a utility easement to the south and it would come from Seco Place.

Bervig: Do you own Lot 5A?

Kazeck: No, Leroy Martinez does.

Bervig: His lot is buildable?

Steenburg: Yes, the replat includes Lot 5A. He would not have to come back to us for approval.

Clark: It is residential and you plan on single family dwellings?

Kazeck: Yes.

Manzanares: Are there any further questions? A motion?

M/S/C. Travis, Clark. Motion made to recommend approval of the request of Regina Kazeck for a replat. The property affected is located in the Southeast ¼ of Section 9, Township 37 North, Range 10 East, New Mexico Principal Meridian, City of Alamosa, Alamosa County, lying generally south of West 10th St. and north of Seco Place. (Unanimous)

The recommendation will go to City Council and be heard on Wednesday, March 16, 2016 at the regular meeting as a consent calendar item.

Other Business:

Steenburg reminded the Commission of the upcoming planning/vision meetings scheduled for Monday, February 29th at 5:30 p.m. to 7:30 p.m. at the Baptist Church on State Ave. near La Puente and Tuesday, March 1st at City Hall and encouraged all to attend.

The potholes on private property by McDonald's/City Market were brought up.

After no further business, the meeting was adjourned at 6:23p.m.

Respectfully submitted,

Julie Scott
Recording Secretary