

City of Alamosa
Planning Commission
March 23, 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, Robert McWhirter and Scott Travis. Excused: Debbie Clark. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott.

Agenda Approval: M/S/C. Adcock, Travis. 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 February 24, 2016 meeting as presented. (Unanimous)

Public Comments: None

Regular Business - Conduct Public Hearings-Zoning Issues

The request of Cindy Adkins for a variance from the City Code of Ordinances. The applicant seeks relief from the required rearyard setback of 25 ft. to nine ft. to allow an addition to a single family dwelling. The property affected is Lot 9, Parkview Subdivision, Block 3 from Tract 2 Carroll Addition #3, also known as 931 Weber Dr.

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.

Tolsma: Keith Tolsma, Waverly, 10094 103 County Rd. S., Alamosa. What we want to do is add an addition to the existing house on the south and we cut into the setback in the back 14ft. instead of the 25 ft. required.

Manzanares: Thank you. Have a seat and we will ask is there anyone that would like to speak for this request? Against? We will close the public hearing.

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

Manzanares: You are removing the small garage in the back?

Tolsma: Yes. We want to take that down and remove it to put in the addition.

Manzanares: This will mirror the addition on the other side that was put on a few years back?

Tolsma: Yes, it helps compliment that but it won't go quite as far back, that one is within about five feet, this is about nine feet.

Bervig: I am confused, from this drawing, is this two requests or one? There are two red boxes on here. (Referring to the drawing supplied by Mr. Tolsma)

Tolsma: I don't have a good computer system it's an L – shaped addition.

Manzanares: His computer could not do that drawing; it is one addition, one variance.

Adcock: Were the adjacent property owners notified?

Scott: Yes. We received no feedback either for or against.

Bervig: You are going to be the contractor?

Tolsma: I am going to act as the project manager, Copley's will do framing. I've been fortunate enough to do several projects there and they requested me to help with the addition.

Manzanares: If you have been by there, if you noticed the open beamed porch, Keith built that.

Bervig: This is a relatively a newer portion of town, were adding to the square footage. What's the purpose of the addition?

Tolsma: Currently, there are three bedrooms we would remove one and it would be a five bedroom. The addition that was added several years back was a big family room this will be more living space.

Bervig: The building official is recommending denial. It doesn't meet our new requirements?

Reynolds: When I make a recommendation, I look strictly at the way our ordinance is written for a variance to be approved, it should meet these items and I check them off. If it meets them all, I can recommend approval. If it doesn't meet them all, I recommend not to approve the request and that gives you the opportunity to work with the applicant and modify the request to make it more appealing or certainly approve it as written. It takes my personal opinion out of my recommendation and I go by the way the ordinance is written.

Bervig: You say we should consider the adjacent property to the south as undeveloped.

Reynolds: That is owned by the LDS church. It is all open space and I'm not aware of plans to develop it.

Bervig: It's not infringing on it?

Reynolds: No.

Manzanares: Is that the old road to the ice skating pond? Or is that further back?

Steenburg adjusted the map to show the area in question.

Manzanares: Questions? Motion?

M/S/C. McWhirter, Adcock. Motion made to recommend approval of the request of Cindy Adkins for a variance from the required rear yard setback of 25 ft. to 9 ft. to allow an addition to a single family dwelling. The property affected is Lot 9, Parkview Subdivision, Block 3, from Tract 2 Carroll Addition #3, also known as 931 Weber Dr. (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 Crown Castle for an expansion of an existing Permitted Use by Special Review to allow installation of additional tele communications equipment on an existing tower. The property affected is Lots 1-8 inclusive, Lots 25-35 inclusive, Block 61, City of Alamosa, Alamosa County, also known as 702 San Juan Ave.

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

Manzanares: Is there someone here to speak?

The applicant was not present, possibly due to the blizzard on the Front Range and closure of I - 25. Staff gave an overview of the request.

Steenburg: Crown Castle is the owner of the tower and they have requested approval of another co- location request. When we rewrote the ordinance this is just what we encourage applicants to do. We have the structural engineering report and the tower can carry the extra burden and it is in line with the new ordinance. It's a fairly straightforward request, you can open the public hearing and act upon it or you can table it.

Adcock: In the past, we have tabled requests if the applicant was not present.

Manzanares: As a Permitted Use, this will be a recommendation that we make to City Council, and there will be final action at that time?

Bervig: This is in line with what we want; not more towers but co-location.

Steenburg: That is correct.

Manzanares: Is there anyone else that would like to speak for the request? Against?

Brown: I am not necessarily against it, I just want more clarification. Pat has already addressed some of my concerns.

Manzanares: Please state your name and address.

Brown: Larry Brown, 4624 County Rd., Alamosa. I own the Green Spot and adjacent tree and shrub lot and rental property as well. So it is just hanging another antenna? Are there going to be more poles or structures?

Steenburg: Not for this request.

Brown: Is there more underground line to be laid?

Steenburg: This is the entire footprint and their area is fenced.

Brown: Are there health concerns?

Steenburg: I don't know if I can answer that. This is approved by the telecommunications authority; there are people that feel radio waves can be harmful.

Brown: It is not adding more poles then? Thank you.

Manzanares: Thank you. Are there any more questions? Is there a motion?

Adcock: I feel it should be tabled if they don't feel we're important enough to attend the meeting.

Travis: Is that a motion?

Adcock: No, just a comment.

The applicant was notified of the meeting but there is adverse weather on the Front Range to consider.

M/S/C. Travis, Bervig. Motion made to recommend approval of the request of Crown Castle for an expansion of a Permitted Use by Special Review to allow modifications to an existing cell tower. The property affected is Lots 1-8 inclusive, Lots 25-35 inclusive, Block 61, City of Alamosa, Alamosa County, also known as 702 San Juan Ave. (Four yes, one nay).

The recommendation will go to City Council and be heard on Wednesday, April 20, 2016 at the regular meeting as a consent calendar item.

Other Business:

The current survey regarding the Comprehensive Plan update was distributed to the Commission members and informed of it also being available online, and published in the local paper. Staff requested the members help get the word out.

After no further business, the meeting was adjourned at 6:22p.m.

Respectfully submitted,

Julie Scott
Recording Secretary