

City of Alamosa
Planning Commission
August 25, 2010
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 Chair Mark Manzanares. Present were the following members: Debbie Clark, Robert McWhirter, and Don Thompson. Excused: Don Martinez and Shirley White. A quorum was declared. Staff present: Don Koskelin, Jeff Rilling and Julie Scott.

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

Approval of the Minutes: M/S/C. Thompson, McWhirter. Motion was made to approve the minutes of July 28, 2010 as submitted. (Unanimous)

Regular Business

Zoning Issues:

The continuation of the request of P & D Investments for relief from the required side yard setback from a street of 25 ft. to 11 ft. and side yard setback from an interior lot line from seven ft. to five ft. The property affected is Lot 16, Block 2, Bellview Subdivision, City of Alamosa, Alamosa County.

The additional information from the applicant was discussed by the Commission. This included the amended site plan for the proposed duplex of 24' x 80'. The off street parking was also depicted on the amended site plan. The required 25' side yard setback from a street to 11' and side yard setback from an interior lot line from 7' to 5' were also shown on the site plan.

It was clarified for audience members the public hearing was closed at the July 28, 2010 meeting at 6:28 p.m. Staff stated the newspaper notice was incorrect and this was not a public hearing on this issue. The commission had the option of reopening the public hearing but was not required to.

Additional information was supplied by the applicant and reviewed by the commission. Member comments included the addition of off street parking and the proposed project was not a triplex, but a duplex.

Porter explained the setback and the off set from the duplex to the west. The proposed project would be in line closely with the one to the west. The four off street parking spaces would be to the west.

Thompson stated that the clarification was sufficient to make the following motion:

M/S/C. Thompson, McWhirter. Motion made to approve the request of P & D Investments for relief from the required side setback from the street of 25ft. to 11 ft. and sideyard setback from an interior lot line from seven ft. to five ft. The property affected is Lot 16, Block 2, Bellview Subdivision, City of Alamosa, Alamosa County.(Unanimous)

McWhirter stated he appreciated the applicant's patience and additional information requested and suggested in the future the regulations are studied before application is made.

No further action was required on the request and a building permit could be obtained.

Next item:

The request of Leroy and Margaret Chacon for relief from the required front setback of 25 ft. to 18 ft. 2 in. The property affected is Lot 16, Block 4, Groenings Subdivision, City of Alamosa, Alamosa County, also known as 1319 2nd St.

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

Staff made the following clarification: The actual setback is from 18 ft. 2 in. to 0 ft.

Manzanares: Please step forward and state your name and address.

Chacon: Leroy Chacon, 1319 2nd St., Alamosa, CO. I'm here to ask for clearance to add a carport over an existing driveway.

Mr. Chacon presented five photos depicting the area in question.

Manzanares: Is that pole going to be right on the corner?

Chacon: It will be nine inches inside the sidewalk.

Clark: How tall will it be?

Chacon: It will match the existing roofline and be between 6'8" to 7'.

Manzanares: It will be sitting on four poles and attached?

Chacon: Yes, with the beam running right to the house.

Clark: The neighbors were all notified?

Scott: They were and there was one call for clarification on the project which when explained, she had no problem with it.

Manzanares: It's more of a cover to protect cars. Are there any issues with accessibility?

Koskelin: As long as the pole are setback nine inches as Leroy described, I don't see any issues with that.

Clark: I feel if it looks as nice as the patio structure it would be fine.

McWhirter: You are going to keep the same scheme?

Chacon: Yes.

Manzanares: Being no one else to speak and there are no more questions, is there a recommendation?

The public hearing closed at 6:09 p.m.

M/S/C. McWhirter, Clark. Motion made to approve the request of Leroy and Margaret Chacon for relief from the required front setback of 18 ft.,2 in. to 0 ft. The property affected is Lot 16, Block 4, Groenings Subdivision, City of Alamosa, Alamosa County, also known as 1319 2nd St. (Unanimous)

Planning Issues: None received.

Other Business: Review of capital expenditures.

Staff explained the capital expenditures are broken by fund. Most funds are independent. For example, funds cannot be moved from general fund to the enterprise fund. The intent of the review is to add any expenditure the Commission feels were not addressed and should be or modify time of the expenditure. Comments included:

Concrete replacement and how the program is implemented, handicapped access ramps must be constructed at cross walks when adjacent sidewalk is constructed or repaired.

The method of patrol car replacement was explained.

Street improvements discussed at length included improvements on State Ave. 14th to 17th to include bike lanes, Hunt Ave, 4th St. State to Ross.

The Paver program and PCI (Pavement Condition Index) was also discussed.

Unfunded expenditures in the Capital Plan were also questioned.

M/S/C. Manzanares, Thompson. Motion made to recommend to City Council the acceptance of the Capital Expenditures as presented and to include the

recommendation that Council explore the possibility of the reuse of school properties especially Boyd and Evans Schools. (Unanimous)

After no further business the meeting was adjourned at 7:07 p.m.

Julie Scott
Recording Secretary