City of Alamosa
Planning March 24, 2010
6:00 p.m.
Minutes of the Meeting

The regular meeting of 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, Don Martinez, Don Thompson and Shirley White. Excused: Robert McWhirter. A quorum was declared. Staff present: Don Koskelin, Jeff Rilling and Julie Scott.

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

Approval of the Minutes: M/S/C. McWhirter, Clark. Motion was made to approve the minutes of February 24, 2010 as submitted. (Four yeas, one abstained)

Regular Business- Conduct Public Hearings

Zoning Issues: No applications received.

Planning Issues:

<u>The request of Beverly J. Salazar for a lot line adjustment. The property affected is the north ½ of Lot 30, the south ½ of Lot 30 and the north ½ of Lot 31, McClain-Fink Subdivision, also known as 1425 Ross Ave.</u>

Manzanares: Please state your name and address.

Salazar: Pedro Salazar, 1425 Ross, with my wife Beverly here. My request is we have three lots and we pay taxes on each individual lot. I want to make it one lot. I'm 100% disabled Vietnam vet and on Medicare instead of paying different tax on each, just take care of it in one.

Manzanares: Thank you. It appears there is no one else to speak. We will close the public hearing and discuss the matter. Any questions?

Martinez: All they're doing is making three lots into one lot.

Koskelin: If I could make a comment on that. The ownership on the lots, I'm not sure of county regulations, the change was not done by plat, but probably done by deed of some sort. The only platted lot line we're vacating or really as a lot line adjustment is the north1/2 of Lot 31 is being added to Lot 30. The properties were not formally subdivided, but they were separately deeded and there are ways to do that. From the platted standpoint, we are really only adjusting one lot line.

Manzanares: Does a situation like this affect, you say they are deeded three ways?

Koskelin: They were, but not now.

Manzanares: So it wouldn't affect anything?

Koskelin: No. They are all owned by these individuals present.

Clark: It has the two houses; I can't see were that's a problem.

Koskelin: It's basically a pre-existing non conforming use, where the two house overlap on the north half.

Thompson: If there are no other questions, I would move that we approve the requested lot line adjustment for the property known as 1425 Ross Ave.

For the record, all adjacent property owners were notified of the public hearing.

M/S/C. Thompson, White. Motion made to approve the request of Beverly J. Salazar for a lot line adjustment. The property affected is the north ½ of Lot 30, the south ½ of Lot 30, and the north ½ of Lot 31, McClain-Fink Subdivision, also known as 1425 Ross Ave. (Unanimous)

The applicants were informed this would be final action on the request and would be notified by mail when the approved plat was filed.

Next item:

Zoning adjustment of properties from Commercial Business to Residential Medium.

The commission discussed the various options as presented by staff to adjust basically residential property by nature from the commercial business zoning. The areas in question were surveyed by staff and all commercial uses noted on the attached map.

There seemed to be no compelling reason at this time for the north portions to be rezoned with both sides of Fourth St. having mixed uses, counseling services, lawyer offices, TSJC campus and college center, bank, churches etc. The commercial business zone extends north to Second St. in areas near the Post Office and west jogs down to Bell Ave. Leaving TSJC in the current zoning would not affect any future expansion as schools are a permitted use by special review in any zone.
It was clarified that property taxes are based on how the property is used, not how it is zoned.
The question of the expense of printing new maps was brought up. It would be minimal, since they would be done in house.
Areas considered for rezoning south of the Downtown Design Overlay overall are more residential in nature with the exception of State Ave., which would be addressed as a separate issue.
Ninth St. could possibly be the dividing line or the alley north.

Staff was directed to draft a map showing the discussed changes and it would be reviewed by the commission at the next regular meeting.

After no further business, the meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary