

CITY OF ALAMOSA PLANNING COMMISSION

October 25, 2023
6:00 PM
City Hall

Mission Statement: We are committed to providing balanced, effective and efficient public services for our residents, visitors and businesses by cultivating a vibrant, resilient and livable city.

Any person needing reasonable accommodation to attend or participate in a public meeting, please contact the Alamosa City Clerk's office by telephone (719) 589-2593, by email cityclerk@ci.alamosa.co.us, in person at 300 Hunt Avenue, or by mail at POB 419, Alamosa, CO 81101.

AGENDA

I. Call to Order

II. Roll Call

III. Agenda Approval

IV. Approval of Minutes

A. Minutes from September 27, 2023

V. Public Comments

VI. Regular Business

Fencing Height Proposed Changes

Staff Updates

VII. Staff Updates

VIII. Adjournment

ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

Subject/Title:

Minutes from September 27, 2023

ATTACHMENTS:

Description	Type
▢ Minutes from September 27, 2023	Minutes

Planning Commission
September 27, 2023
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on September 27, 2023 at 6:00 p.m. by Chairman Mark Manzanares. Present were the following members: Mark Manzanares, Reyna Martinez, John Adams, Kindra Lambert, Sandra Ortega and Ralph Symbleme. A quorum was declared with Commissioner Ralph Symbleme as a non-voting member. Staff present: Deacon Aspinwall, Rachel Baird, Nicole Valdez.

Agenda Approval: M/S/C. Ortega/Symbleme Motion to approve agenda as presented. All in favor, none opposed.

Approval of the Minutes: M/S/C. Symbleme/Lambert Motion to approve minutes of the August 23, 2023 meeting as presented. All in favor, none opposed.

Public Comments: None.

Regular Business:

A) Request for Accessory Structure Setback Reductions at 1638 Pikes Peak Place

Staff member Aspinwall presented the staff report for the proposed setback reductions.

Motion to recommend approval of Accessory Structure Setback reductions at 1638 Pikes Peak Place made by Symbleme, second Ortega. All approved, none opposed.

B) Rezone Request for Tr. 1 Yohn Sub., and Campus Master Plan Designation

Motion to recommend approval of the Campus Master Plan Rezone made by Symbleme, second Adams. All approved, none opposed.

Other Business:

A) Staff Updates:

1. Levee
2. 117 letters sent out to residents regarding trees and branches.
3. Letters regarding junk yards will be sent out.
4. Encroachments on Levee System. (30)
5. October meeting, Code change on fencing. Non residential fences. Request SLV GO
6. November 1st- Annual Update for Planning Commission at City Council Meeting.

7. Walsh Hotel scheduled for demolition on October 9, 2023.
8. Seven Brews Coffee House going into Locavores property.

B) Code Enforcement:

Captain Maestas reports that there is nothing new going on in Code Enforcement.

After no further business, the meeting was adjourned at 7:14 p.m.

Respectfully Submitted,

Nicole Valdez
Recording Secretary

ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

Subject/Title:

Fencing Height Proposed Changes

Background:

City Staff has been aware that there may be a gap in the way that the City's fence regulations are written. We may wish to consider different standards for residential versus non-residential fences. The old code had no specifications on height.

Recommended Action:

-Does planning commission support changing the fence height restrictions?

-If so, should the restrictions be based on zone (i.e., CB, CBD, I, and MU versus RE, RL, RM, RH, and EN), or use?

ATTACHMENTS:

Description	Type
▢ Proposed new code language	Backup Material

(g) Maximum Height; Exceptions.

(1) **For residential uses,** no fence, garden wall, retaining wall, or hedge shall exceed six feet in height in a side yard, rear yard, or street side yard behind the front building line, and four feet in height in a front yard or street side yard in front of the front building line, except that:

- a. If the State of Colorado requires a particular use to have a higher fence than this UDC otherwise allows, and the use meets all other requirements of this UDC, then the maximum height shall be increased to allow the state-mandated fence height.
- b. The height of a dog run may be increased to up to ten feet, provided that the dog run is set back from property lines not less than two feet for each foot in height (or portion thereof) that the dog run fence extends above six feet.
- c. The height of a deer fence may be increased to up to ten feet, provided that the deer fence is set back from property lines not less than two feet for each foot in height (or portion thereof) that the deer fence extends above six feet.
- d. Posts and pillars may exceed the maximum fence height by up to eight inches.
- e. Open arches, gates, and pergolas may be constructed up to nine feet in height, provided such elements are spaced at least 30 feet apart.

(2) **For non-residential and mixed uses,** no fence, garden wall, retaining wall, or hedge shall exceed six feet in height, except that:

- a. If the State of Colorado requires a particular use to have a higher fence than this UDC otherwise allows, and the use meets all other requirements of this UDC, then the maximum height shall be increased to allow the state-mandated fence height.
- b. The height of a dog run may be increased to up to ten feet, provided that the dog run is set back from property lines not less than two feet for each foot in height (or portion thereof) that the dog run fence extends above six feet.
- c. The height of a deer fence may be increased to up to ten feet, provided that the deer fence is set back from property lines not less than two feet for each foot in height (or portion thereof) that the deer fence extends above six feet.
- d. Posts and pillars may exceed the maximum fence height by up to eight inches.
- e. Open arches, gates, and pergolas may be constructed up to nine feet in height, provided such elements are spaced at least 30 feet apart.
- f. Fences that are used for athletic fields (e.g., baseball diamonds), play courts (e.g., tennis), or driving ranges are not subject to the height restriction.
- g. Walls that are used in Class D Bufferyards, and buffers between industrial uses and other uses, may be up to 10 feet in height.

- (3) The Administrator may approve deviations from the standards of this subsection as required to create appropriate buffering or screening, accommodate recreational uses, or provide for specific security requirements.

Sec. 21-4-504. - Fences, Garden Walls, Retaining Walls, and Hedges

(current)

- (g) Maximum Height; Exceptions.

(1) No fence, garden wall, retaining wall, or hedge shall exceed six feet in height in a side yard, rear yard, or street side yard behind the front building line, and four feet in height in a front yard or street side yard in front of the front building line, except that:

a. If the State of Colorado requires a particular use to have a higher fence than this UDC otherwise allows, and the use meets all other requirements of this UDC, then the maximum height shall be increased to allow the state-mandated fence height.

b. Wall height may be increased by up to two inches to allow for drainage under the wall.

c. The height of a dog run may be increased to up to ten feet, provided that the dog run is set back from property lines not less than two feet for each foot in height (or portion thereof) that the dog run fence extends above six feet.

d. The height of a deer fence may be increased to up to ten feet, provided that the deer fence is set back from property lines not less than two feet for each foot in height (or portion thereof) that the deer fence extends above six feet.

e. Posts and pillars may exceed the maximum fence height by up to eight inches.

f. Open arches, gates, and pergolas may be constructed up to nine feet in height, provided such elements are spaced at least 30 feet apart.

g. Fences that are used for athletic fields (e.g., baseball diamonds), play courts (e.g., tennis), or driving ranges are not subject to the height restriction.

h. Walls that are used in Class D Bufferyards, and buffers between industrial uses and other uses, may be up to 10 feet in height.

(2) The Administrator may approve deviations from the standards of this subsection as required to create appropriate buffering or screening, accommodate recreational uses, or provide for specific security requirements.

ALAMOSA PLANNING COMMISSION COMMISSION COMMUNICATION

Subject/Title:

Staff Updates

Background:

- Combined November-December meeting?
 - November 29th or December 13th?
- Levee
- Enforcement (branches, levee, junk yards)
- Walsh Hotel and Future