

## **Altoona Board of Adjustment Hearing – July 13, 2021 – 6:30 PM**

Members Present: Hall, Rullman, Downs, Simon, Morris (*late*)

Members Absent: None

Staff: John Shaw, Chad Quick, Sydney McCabe

Guests: Craig Bennett, Theresa Hamm

Chairman Rullman called the meeting to order at 6:31 pm.

### **1. Minutes of the June 1, 2021 meeting.**

**Downs motioned to approve. Simon seconded. Yes – Hall, Rullman, Simon, Downs. No – None. Absent – Morris. Motion approved.**

**2. Consider a conditional use permit from Facebook for the property at Lot 1, Ambrose Place Plat 1, on the west side of 34th Avenue NW, north of Interstate 80. The property is zoned M-1 (Limited Industrial). Facebook is planning to construct a building to house contractors. They are seeking a permit to create an outdoor storage yard west of the proposed building. Chapter 168.14(3) lists outside storage yards as a permitted conditional use if fenced and screened.**

Craig Bennett with Miller & Associates, said Facebook is constantly under construction and undergoing updates and a more permanent building is needed to house contractors. Trailers are currently being utilized for contractors. Bennett gave an overview of both agenda items with locations on property. Facebook will be adding screening with three layers of landscaping, including coniferous trees and a no-climb fence that will be added in front of the overhead doors. Bennett said the storage yard and building would be 1.5 blocks away from the closest lane of traffic.

Downs asked about the number of trees in the landscaping plan. Bennett referred to the landscaping plan and gave an overview on the various trees and scrubs included in the plan.

Simon asked if the fence would be the same as the fence on the north side of the property. Bennett said the property has several fences around the campus, but this would be like the other no-climb security fence. Rullman and Bennett discussed the fence.

Theresa Hamm, 5813 NE 56<sup>th</sup> St, expressed concerns that the current landscaping on the property is not adequate and traffic on that road is already busy. Hamm said she is worried that her property value will be impacted and she would like assurances from Facebook that they would follow through with the landscaping plan. Bennett said this building would not be visible from Hamm's house and explained the area was already a construction area, but it would be contained in a building instead of trailers.

Rullman asked the heights of the trucks coming onto the property. Bennett replied that the trucks would be smaller and carrying items like wire. Rullman asked if the current landscaping berm could be extended. Bennett replied that there was an existing drainage area and they can't inhibit the flow of water. Rullman suggested an alternate location for the building. Bennett replied that the building needs to be located here due to existing utilities and it's a closer location for shuttling contractors around the campus.

Hall asked the height of the equipment on the storage area. Bennett said the fence would be taller than the equipment.

Downs asked how Facebook could make the fence more opaque. Bennett replied that they will also be planting vines on the laydown area fence like they did for buildings 5 & 6.

**Downs motioned to approve. Simon seconded. Yes – Hall, Rullman, Simon, Downs, Morris. No – None. Motion approved.**

**3. Consider a request for a variance from Facebook for the property at Lot 1, Ambrose Place Plat 1, on the west side of 34th Avenue NW, north of Interstate 80. The property is zoned to M-1 (Limited Industrial). Facebook is planning to construct a building to house contractors. The variance request is to have overhead doors facing a public street – Interstate 80. Chapter 171.01(2)(I)(1) states that overhead doors shall not be oriented toward public right-of-ways.**

Craig Bennett with Miller & Associates, referred to the site plan showing the distance between the overhead doors and the public street and gave an overview of the landscaping plan.

Downs asked why the building wasn't turned to hide the overhead doors. Bennett said the weather and availability to utilities were both factors in the position of the building. Bennett said there are no utilities or infrastructure set up at other locations on campus. Security levels on the campus also played into the location.

**Downs motioned to approve. Hall seconded. Yes – Hall, Rullman, Simon, Downs, Morris. No – None. Motion approved.**

#### **4. Status of previous applications.**

Shaw said that staff met with the City Attorney about the property at 300 1<sup>st</sup> St W and Laden is waiting for more information from Donna Brees and her attorney, Brad Skinner.

Meeting adjourned at 7:13 pm.

Respectfully submitted,  
Sydney McCabe  
Community Development Office Assistant