

ALTOONA PLANNING AND ZONING COMMISSION MEETING

September 29, 2021

Altoona City Hall

Members Present in Person: Jill Pudenz, Scott Henry, Josh Dunwoody, Steve Chase

Members Present Virtually: Michelle Sloan

Members Absent: Dan Narber, Erin Herbold-Swalwell

Staff: John Shaw, Chad Quick, Marina Reasoner, Jenn Naylor

Guests: Meeting was held in a virtual Zoom format and in-person; In-person and online guests included Vern Willey, Wade Dumond, Matt Kray, Lendie2, Kelly Schwinger, Grant Harrison, William Warman, Wes Enos, Craig Bennett, M. Quinn

Vice Chairperson Scott Henry called the meeting to order at 6:30 p.m. Roll call was taken. Five commissioners were present at roll call.

1. Public hearing, consideration and recommendation of a rezoning request from Kwik Star for property at 2030 21st Street NW in the I-80 Business Park to rezone the 2.357-acre property from C-2 (General Commercial) to M-1 (Limited Industrial).

Wade Dumond (Kwik Star) presented the request. He discussed the project all at once, as they included agenda items 1-4. They will be rezoning and combining three existing lots into one. They are requesting a C-store Neighborhood Grocery. Inside commodities include milk, bread, fruits, vegetables, and fresh meat case. There typically isn't any sit down dining other than a few bar stools in a certain area. There is car fueling on the northwest side of the building, a five-position diesel fueling area with truck parking, and a car wash. There is down lighting to limit light overflow. There will be noise. They tried to include a landscape buffer with over-story trees along the north property line along 25th Street NW. A number of changes have been made after meetings with Staff. Henry asked Shaw why they were going from C-2 to M-1. Shaw explained that how they are proposing it, it is more of a truck stop, as it has expanded truck services with the diesel and truck parking lot. Those items are not allowed in the C-2 district. Dunwoody asked about the reason for the current zoning. Shaw stated that the developer wanted to zone it commercial, thinking there would be some type of convenience store and also some limited commercial there, like a restaurant or something similar. Henry asked how their 36 truck parking spots would compare to the existing large truck stop. Shaw said there's 150-200 there. Pudenz asked if Bondurant was just to the east. Shaw explained the location and Quick displayed a map.

Henry asked if anyone in the public would like to speak. With no comments, Henry closed the public hearing. Pudenz asked if the neighbors not in Altoona were notified. Quick stated that notifications go out to neighbors within 200 feet. Shaw stated that it is state law. Henry asked Dumond if this were a typical size store with parking. Dumond affirmed. He also brought up the engineering comment regarding revising the truck access to 45 feet. He stated they will have a difficult time doing that, so they are working with Staff to see how it can be modified. Dunwoody asked about the significance of the 45 feet. Shaw stated SUDAS regulations have design standards for approaches. For commercial approaches on city streets, that is the maximum width. From that, it is probably something the City can acknowledge and approve, but it would not be wise to make that a consistent practice.

With no further comments, Henry asked for a motion.

Motion by Pudenz, seconded by Dunwoody, for recommendation of a rezoning request from Kwik Star for property at 2030 21st Street NW in the I-80 Business Park to rezone the 2.357-acre property from C-2 (General Commercial) to M-1 (Limited Industrial).

Votes: Yes – Pudenz, Dunwoody, Sloan, Henry, Chase. No – None. Abstain – None. Motion approved, 5-0-0.

2. Consideration and recommendation of a preliminary plat for Kwik Star #1186.

Wade Dumond (Kwik Star) presented the request with nothing to add.

Motion by Chase, seconded by Pudenz, for recommendation of a preliminary plat for Kwik Star #1186.

Votes: Yes – Chase, Pudenz, Sloan, Henry, Dunwoody. No – None. Abstain – None. Motion approved, 5-0-0.

3. Consideration and recommendation of a preliminary plat for Kwik Star #1186.

Wade Dumond (Kwik Star) presented the request with nothing to add.

Motion by Henry, seconded by Dunwoody, for recommendation of a final plat for Kwik Star #1186, subject to deficiencies, including coming to an agreement on the 45-foot maximum truck access width.

Votes: Yes – Henry, Dunwoody, Sloan, Pudenz, Chase. No – None. Abstain – None. Motion approved, 5-0-0.

4. Consideration and recommendation of final plat for Kwik Star #1186.

Wade Dumond (Kwik Star) presented the request with nothing to add.

Motion by Pudenz, seconded by Chase, for recommendation of a final plat for Kwik Star #1186, subject to deficiencies.

Votes: Yes – Pudenz, Chase, Sloan, Henry, Dunwoody. No – None. Abstain – None. Motion approved, 5-0-0.

5. Consideration and recommendation of a final plat for Brook Ridge Plat 1.

Yomaira Ibarra (Stubbs Engineering) presented the request. The development is composed of 41 lots, including 50-foot lots, 55-foot lots, and 70-foot lots. There are two connections; to the east it is 35th Street SW and to the south is NE 27th Ave. Utilities and grading are done, and they are currently paving. Henry asked Shaw if this were Plat 1 and if it were different from Brookhaven next door. Shaw affirmed both.

With no further comments, Henry asked for a motion.

Motion by Pudenz, seconded by Dunwoody, for recommendation of final plat for Brook Ridge Plat 1, subject to deficiencies.

Votes: Yes – Pudenz, Dunwoody, Sloan, Henry, Chase. No - None. Abstain – None. Motion approved, 5-0-0.

6. Consideration and recommendation of a preliminary plat for Artistic Butte Plat 1.

Erin Griffin (Snyder & Associates) presented the request. They are located just southwest of 5th Avenue SW and 3rd Street SW. Lot 2 is currently owned by Don Pettey and Lot 1 is owned by Eljer Company. Eljer Company would like to give Mr. Pettey a 40-foot sliver of land just west of the building. They've been good neighbors for years. Henry asked Shaw if there were any issues. Shaw stated the house has a number of pre-existing conditions, setbacks and the like, and this enhances the setback a bit, as it makes the lot with the house on it a little larger. Henry stated that those issues are grandfathered in. Shaw affirmed and stated they are not made worse by this addition.

Motion by Dunwoody, seconded by Pudenz, for recommendation of a preliminary plat for Artistic Butte Plat 1, subject to deficiencies, including legal documents for the final plat.

Votes: Yes – Dunwoody, Pudenz, Sloan, Henry, Chase. No - Henry. Abstain – None. Motion approved, 5-0-0.

7. Consideration and recommendation of a final plat for Artistic Butte Plat 1.

Erin Griffin (Snyder & Associates) presented the request with nothing further to add.

Motion by Pudenz, seconded by Chase, for recommendation of a final plat for Artistic Butte Plat 1, subject to deficiencies.

Votes: Yes – Pudenz, Chase, Sloan, Henry, Dunwoody. No - Henry. Abstain – None. Motion approved, 5-0-0.

8. Consideration and recommendation of a site plan for Adventurelands of America for new rides, relocating rides, and relocating the greenhouse.

Cody Weaver (Civil Engineering Consultants) presented the request. The project is spread throughout the park, including six new multi-generational rides geared toward toddler through adults. They are relocating one ride and the greenhouse. No new water or sanitary for this project. Henry asked if they will be moving much dirt or just pulling old rides and installing new ones. Weaver stated there will be some dirt moving, pretty minor in nature. Henry asked Shaw if storm water issues were okay out there. Shaw affirmed.

Motion by Pudenz, seconded by Sloan, for recommendation of a site plan for Adventurelands of America for new rides, relocating rides, and relocating the greenhouse.

Votes: Yes – Pudenz, Sloan, Henry, Dunwoody, Chase. No - Henry. Abstain – None. Motion approved, 5-0-0.

Wes Enos (449 31st Ave SW) asked if this were taking place on the area that was recently purchased. Pudenz and Shaw stated it was within the park. Enos asked that whenever they were doing anything in the south end of the park that they put in noise barriers. He stated that Adventureland tore down the trees on the lot they purchased on 31st Avenue, so there is no noise barrier. During Oktoberfest, they couldn't even watch TV and had to leave because of the constant drums from the rock bands and rap bands. He pounded the podium continuously for a stretch for emphasis. He stated that, per his neighbor across the street, the noise next door vibrated items off of her shelves. Pudenz asked if the space Enos was referring to was the space for the Renaissance Faire. Shaw stated no, that he was referring to the north end of 31st. The Renaissance Faire is to the northeast and hasn't been approved

yet. Enos stated he saw something about an entrance to the Renaissance Faire off of 34th Street. Shaw explained that Staff saw that, too, and that it still had to be discussed. Enos also expressed his traffic concerns, that it takes 10-15 minutes during rush hour to exit that street because of the single entrance to the strip malls. He also expressed his concerns about how long the road construction was taking.

9. Consideration and recommendation of a site plan for Graham Warehouse Lot 4.

Paul Clausen (Civil Engineering Consultants) presented the request. This is the fourth and final building on the Anderson plat. Buildings 1-3 have been built, and the original site plan was approved in 2019. The footprint of Building 4 has been reduced, and parking has been added. There are a total of 283 parking stalls of which 19 are ADA-compliant stalls and 82 trailer spaces. As for deficiencies, a landscaping plan has been resubmitted. They are in line with Staff's comments. They are looking to put in foundations yet this year. Henry asked Shaw if there were any issues in that area. Shaw said there weren't any issues.

Motion by Henry, seconded by Chase, for recommendation of a site plan for Graham Warehouse Lot 4.

Votes: Yes – Henry, Chase, Sloan, Pudenz, Dunwoody. No - Henry. Abstain – None. Motion approved, 5-0-0.

10. Consideration and recommendation of a site plan for Scooter's Coffee House.

Jacob Burnett (Scooter's Coffee) presented the request. They are looking to build a drive-thru-only Scooter's Coffee kiosk. Dunwoody asked Burnett to talk about the traffic flow. Burnett stated there was a shared access with Git-n-Go immediately to the east. There would also be an ingress/egress off of 2nd Avenue to the north. They are steering traffic exiting towards 2nd Avenue. As a brand or model, they pride themselves on speed of service, so getting people in and out very quickly is the goal. They want to steer traffic toward the 2nd Avenue access. Henry asked Shaw if there were concerns about stacking. Shaw said the Ordinance has minimum stacking requirements. This has seven spaces. There are peak times, as coffee drinkers love their drive-thrus. Due to the location, there can tend to be a lot of congestion there. They are trying to focus the cars to take the 2nd Avenue entrance out of there to prevent cars cutting diagonally across traffic to get to the 8th and 1st Ave light. With this project, the parking will be pushed back a little further. There is enough space for two lanes to drive past one another. Pudenz asked if anything could be done with paint striping to direct flow. Shaw stated that was a good suggestion, but they would probably have to wait and see what happens first, if it is an issue or not. He went on to explain the issues with the shared drive and traffic flow at McDonald's and Panda Express' and reiterated the wait and see situation. Henry asked if there were ten cars stacked, if they would be able to get around the corner if there were another car there. Shaw stated it is 24 feet wide, so yes. Burnett stated they were showing pickups in the stacking diagram, although the majority would be sedans and the like, so more cars could potentially fit.

Motion by Pudenz, seconded by Dunwoody, for recommendation of a site plan for Scooter's Coffee House, subject to deficiencies.

Votes: Yes – Pudenz, Dunwoody, Sloan, Henry, Chase. No - Henry. Abstain – None. Motion approved, 5-0-0.

11. Consideration and recommendation of a preliminary plat for Altus Commerce Center Plat 2.

Brent Culp (Snyder & Associates) presented the request. Lot 1 is 32 acres. Outlot X would be future development. This is the second phase. With the first project, the water main and storm sewer were installed along with the roundabout. The facility is a 500,000 square foot cross-stock facility, which is more of a distribution center than a warehouse. It's quick in and quick out. There will be future trailer parking on the west against MidAmerican Energy. There will be a common drive between Lot 1 and the future next building. Originally they had four buildings shown about the same size as Outlot X. There will be a turn lane into the east entrance. The center access is for passenger vehicles. He demonstrated on plans how traffic would flow. Culp stated there could be one or two big users or even four. He showed a portion that could have offices and glass. Henry asked Staff about the roads. Shaw stated there was a traffic study done on 62nd when there was a lot of interest in the area. Turn lanes and a street north of Graham Warehouse were installed after the study. They will be looking a signalization of 34th and 62nd.

Motion by Dunwoody, seconded by Sloan, for recommendation of a preliminary plat for Altus Commerce Center Plat 2, subject to deficiencies.

Votes: Yes – Dunwoody, Sloan, Pudenz, Henry, Chase. No - Henry. Abstain – None. Motion approved, 5-0-0.

12. Consideration and recommendation of a final plat for Altus Commerce Center Plat 2.

Brent Culp (Snyder & Associates) presented the request with nothing further to add.

Motion by Henry, seconded by Sloan, for recommendation of a final plat for Altus Commerce Center Plat 2, subject to deficiencies.

Votes: Yes – Henry, Sloan, Pudenz, Dunwoody, Chase. No - Henry. Abstain – None. Motion approved, 5-0-0.

13. Consideration and recommendation of a site plan for Altus Commerce Center Plat 2.

Brent Culp (Snyder & Associates) presented the request with nothing further to add.

Motion by Henry, seconded by Dunwoody, for recommendation of a final plat for Altus Commerce Center Plat 2, subject to deficiencies.

Votes: Yes – Henry, Dunwoody, Sloan, Pudenz, Chase. No - Henry. Abstain – None. Motion approved, 5-0-0.

14. Consideration and recommendation of a site plan for Facebook site logistics and temporary construction buildings.

Craig Bennett (Miller & Associates) presented the request. He showed a rendering of the areas of campus affected in this project. He said they would utilize the same construction parking and access. There has been stockpiling of soil near where the PCI 5-6 project is going to be. There are lunch tent areas and contractor buildings located on the east and west side of the substation, on the north side of PCI 3-4. They are updating the logistics plan to show circulation, consistent with what they have for PCI 3-4, in conjunction with the 5-6 building to the east. They have highlighted the gate numbers and show utilities on the renderings. They paved a road between 3-4 and 5-6. He showed the landscape

plan that was part of the 3-4 building. They had preliminary grading done prior to 3-4. The 5-6 building will be a full "H" building. It is similar to the PCI 1-2 building. Parking will be to the south in the front of the building. The loading dock will be in the back on the north side. It's located in an M-1 zone. Bennett showed the substation location, which is under construction, and the locations of the detention cells. A circulating road will go around the data center, similar to other parts of the campus. The guard shack that will be located on the north side will be used similar to the other guard shacks. The primary entrance will be utilizing the same guard shack that was previously approved and is a part of PCI 3-4. Pudenz asked if employees were specific to their building or if they traveled between buildings. Bennett stated that they are primarily specific to their buildings. They can navigate to other buildings. It's treated as two separate campuses, the PCI campus and the ATN campus. The PCI employees will work primarily work together and the ATN employees primarily work together in the buildings in which they were assigned to work. Shaw said that the temporary buildings and previous site plans that have become laydown sites for other projects are part and parcel to completing the main buildings. Once 5-6 is done, the expectation is that the temporary buildings and sites will be phased out and restored to original approved condition with grading, seeding, and landscaping. If they were to change from that, they would need to update their site plans. Bennett stated that to build so many buildings in eight years has been an incredible feat between the contractors, the City, contractors, and traffic, and he thanked the City.

Motion by Dunwoody, seconded by Pudenz, for recommendation of a final plat for Altus Commerce Center Plat 2, subject to deficiencies.

Votes: Yes – Dunwoody, Pudenz, Sloan, Henry, Chase. No - Henry. Abstain – None. Motion approved, 5-0-0.

15. Consideration and recommendation of a site plan for Facebook site logistics and temporary construction buildings.

Henry asked if the Altoona campus is the biggest data center campus they have. Bennett said it's the poster child campus and one of the most successful globally in terms of being able to build the buildings, be efficient, and have constructability. Because of its successes, Altoona's campus has the prototypes that are sent off globally. It has set the precedent.

Motion by Henry, seconded by Pudenz, for recommendation of a site plan for Facebook site logistics and temporary construction buildings, subject to deficiencies.

Votes: Yes – Henry, Pudenz, Sloan, Dunwoody, Chase. No - Henry. Abstain – None. Motion approved, 5-0-0.

16. Minutes of the August 31, 2021 meeting.

Motion by Pudenz, seconded by Sloan, to approve the minutes.

Votes: Yes – Pudenz, Sloan, Henry, Dunwoody, Chase. No - None. Abstain – Dunwoody. Motion approved, 5-0-0.

17. Old Business.

Quick said they need to determine a date for the December meeting.

18. New Business.

Pudenz asked about updates on the Honda project or the apartments on Adventureland Drive. Shaw said the engineer for the apartment project spoke with the City Engineer about hiring a firm for the traffic study. He hasn't heard anything more. Henry asked when the Big Steer east will become four lane. Shaw said it will happen after 8th Street and 1st Avenue projects are complete. Quick joked that it has always been in the five-year plan. Shaw added that it has been in the plan, but other problems, like disintegrating concrete on 8th Street, pushed back the Adventureland Drive project. Currently, they'll finish 1st Avenue and go back to 8th Street.

Motion by Pudenz, seconded by Dunwoody, to adjourn.

Votes: Yes – Pudenz, Dunwoody, Sloan, Henry, Chase. No - None. Abstain – None. Motion approved, 5-0-0.

Meeting adjourned at 7:32 p.m. Next regular meeting is October 26, 2021.

Respectfully submitted,
Jennifer Naylor
Office Assistant