

# ALTOONA PLANNING AND ZONING COMMISSION MEETING

July 26, 2022

Altoona City Hall

Members Present in Person: Michelle Sloan, Dan Narber, Scott Henry, Steve Moyna, Steve Chase

Members Present Virtually: Jill Pudenz,

Members Absent: Erin Herbold-Swalwell

Staff: John Shaw, Jenn Naylor, Marina Reasoner, Natalie Jacobson, Chief Stallman

Guests: Meeting was held in a virtual Zoom format and in-person; In-person and online guests included Josh Dunwoody, Erin Ollendike, Doug Mandernach, and others not signed in.

Chairperson Scott Henry called the meeting to order at 6:31 p.m.

**1. Roll Call.** Roll call was taken. Six commissioners were present at roll call.

## **2. Consideration and recommendation of the Final Plat for Boulder Creek Estates Plat 1.**

Erin Ollendike (Civil Design Advantage) presented the request virtually. The plat includes approximately 13.9 acres. There are 28 single family lots. The street is fed off of 8<sup>th</sup> Street SE. They have addressed City Staff comments and they are agreeable to any clean-up items remaining. Henry asked if the large drainage swale will address the drainage issues. Ollendike stated that there is a large culvert that goes under 17<sup>th</sup> Avenue that conveys it from west to east. The previous drainage swale was eroded, so they created a new one. They are hopeful that it will help the issues. Henry said there were three deficiencies. Ollendike said there were legal documents to submit. She said they addressed the Engineering Department comments, but maybe they hadn't had time to look at them yet.

Motion by Narber, seconded by Sloan, recommendation of the Final Plat for Boulder Creek Estates Plat 1, subject to deficiencies.

Votes: Yes – Narber, Sloan, Pudenz, Henry, Moyna, Chase. No – None. Abstain – None. Motion approved, 6-0-0.

## **3. Consideration and recommendation of the Final Plat for Boulder Creek Estates Plat 2.**

Erin Ollendike (Civil Design Advantage) presented the request. This plat contains 37 single family lots and is the second and final phase of the Boulder Creek Development. They have noted the deficiencies. She stated again that they had addressed the Engineering Department comments, but they might not have had a chance to look at them yet. Henry asked how close it was to being finished. Ollendike stated they have paved the main lines and are hoping to wrap up within the next 30 days.

Motion by Henry, seconded by Chase, recommendation of the Final Plat for Boulder Creek Estates Plat 2, subject to deficiencies.

Votes: Yes – Henry, Chase, Sloan, Pudenz, Narber, Moyna. No – None. Abstain – None. Motion approved, 6-0-0.

## **4. Consideration and recommendation of the Final Plat for Stonebridge Plat 1.**

Doug Mandernach (Civil Design Advantage) presented the request. This is the first phase of the project. The preliminary plat was previously approved. This plat has 100 single family lots and a few outlots for future development and storm water detention. He said Outlot W will probably be conveyed to the neighbor, since they use the property now. Henry asked if there were any deficiencies other than what had been noted. Shaw stated no. He said there was previously a street location for future access into this property, but it was too narrow at 50-feet wide. When this was planned, the street location was moved

further to the west. Outlot W will be conveyed to the neighbors. It won't be developed as a street. Henry asked if there would be a roundabout on 1<sup>st</sup> Avenue S. Shaw said possibly in the future, once there is an additional access into this development. Henry said they are getting sewer and water from Pleasant Hill and asked if it was also going into the Magnolia property across the road. Shaw affirmed. He said that previously there were plans for a lift station out there, but those plans were abandoned. There is a gravity sewer to the south. Henry asked if the park land was for tax abatement. Shaw said there would be a trail system near the western edge of the property. Outlot X is on that trail system area. It's also a detention pond/recreational pond. That will connect back to 36<sup>th</sup> and will provide access back to the north.

Motion by Narber, seconded by Moyna, recommendation of the Final Plat for Stonebridge Plat 1.

Votes: Yes – Narber, Moyna, Sloan, Pudenz, Henry, Chase. No – None. Abstain – None. Motion approved, 6-0-0.

## **5. Minutes of the June 28, 2022 meeting.**

Motion by Henry, seconded by Sloan, to approve the minutes. A correction to who called the meeting to order will be made.

Votes: Yes – Henry, Sloan, Pudenz, Moyna, Chase. No - None. Abstain – Narber. Motion approved, 5-0-1.

## **6. Old/New Business**

Shaw gave updates on the Spring Creek plats and Prairie Landing development. Dave Stubbs has come forward with a rezoning for an additional 30-some acres west of Spring Creek. Stubbs also has under contract the piece in between the properties. Staff is working with Snyder and the two developers to tie the two projects together better. They are working on the conceptual plan. Next month the east half will come to P&Z with a development plan. The Prairie Landing piece will go back before City Council. Shaw explained the changes in the conceptual layout. Henry asked if the Jerry's Homes one changed. Shaw explained that quite a bit had changed. City Council wanted to see it opened up with a more natural flow. Neighbor feedback included how the streets went through, so now there are east-west connections. Henry requested for the next meeting to see a map of the whole area, from 1<sup>st</sup> to 80<sup>th</sup> to the north. Discussion was held about future street connectivity.

Shaw explained there would be an additional comp plan study for the northwest area. They are near the end of putting together an annexation of the last remaining chunks of ground in the northwest area. There is a huge demand for warehousing and data centers. Staff will put together an RFP to send to consulting groups.

Motion by Sloan, seconded by Henry, to adjourn.

Votes: Yes – Sloan, Henry, Pudenz, Narber, Moyna, Chase. No - None. Abstain – None. Motion approved, 6-0-0.

Meeting adjourned at 6:55 p.m. Next regular meeting is August 30, 2022 at 6:30 p.m.

Respectfully submitted,  
Jennifer Naylor  
Office Assistant