

ALTOONA PLANNING AND ZONING COMMISSION MEETING

August 30, 2022

Altoona City Hall

Members Present in Person: Michelle Sloan, Jill Pudenz, Dan Narber, Steve Moyna, Erin Herbold-Swalwell, Steve Chase

Members Present Virtually: None

Members Absent: Scott Henry

Staff: John Shaw, Jenn Naylor, Marina Smart, Natalie Jacobson

Guests: Meeting was held in a virtual Zoom format and in-person; In-person and online guests included Seth Sunderman, Don Marner, Biren Patel, Russ White, Jackie White, Kelsey Anderson, Stephen Gulling, Therese Augustin, Angie Pettinger, Michelle Cole, Steve Hanson, Jennifer Ellison, Erin Ollendike, Josh Dunwoody, Erin Ollendike, Cody Weaver, Branden Stubbs, Dave Stubbs, Clint Pursley, and others not signed in.

Vice Chairperson Dan Narber 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. Public hearing of the rezoning request from Stubbs Development to rezone 74.52 acres (located west of Spring Creek Ridge Plat 1,2 and 3) from A-1 to R-5 (PUD).

Branden Stubbs presented the materials for this application. They presented a larger rezoning request than displayed at the previous Planning and Zoning Meeting held on July 26th, 2022 after getting the piece of land directly west of their original site under option. Steve Hanson brought forth concerns about the tiling line and was looking for confirmation that the developers had a plan for drainage and water mitigation. Shaw assured there will be a new drainage channel to divert water away from neighboring properties to the west on top of the open space following the same line and the existing tile.

Josh Anderson was curious as to why the lot sizes were still 60' in some areas after Stubbs had offered to make them all 70' lots. Dave Stubbs answered this question. The offer was held as they had roughly 30 acres to the east and were looking to get the project moving forward right away. Now they are coming to the Commission with 74.52 acres in total. They were trying to figure out how to transition from 80' lots to the 60'-65' lot widths of the Prairie Landing development directly to the west of Stubbs development that it adjoins.

Russ White brought forth questions about the discrepancy on lots sizes and if there were going to be covenants for this development. With the different types of homes and the variation of the lots sizes, Mr. White feels the notion of covenant would be a challenge. If they are to be different from the other Spring Creek Ridge developments, they would like to see them so they can understand how Spring Creek Ridge West will be different. Several other citizens brought forth similar concerns with regards to the aesthetics of the neighborhood, the covenants and the types of housing that will be on the development.

Pudenz asks Shaw if there was a development plan for the whole area (Prairie Landing, Spring Creek Ridge West and Spring Creek Ridge Plat 1, 2, and 3). Shaw responded there is not. Pudenz then asks if the covenants are something that is typically brought to the council. Shaw responded that they are. They are usually looked at with the Final Plat as a legal/additional documentation that is provided at that time.

Herbold-Swalwell asks Shaw when the discussions surrounding the addition of townhomes to the plat came around. Shaw states the townhomes will be on a separate agenda item later on as there needs to be a Comprehensive Plan update to switch that plot of land from Low Density Residential to Medium Density Residential as per the discussions they had with City Staff. Staff recommended to the applicant to remove the townhomes from the Development Plan and Preliminary Plat. The change in the Comprehensive Plan will result in a public hearing. Stubbs did not comment further on the questions.

Josh Anderson inquired about keeping the 70' lots along the streets that connect to preexisting roads. To keep a uniformed look for those community members who have already invested into the neighboring community. Branden Stubbs comments they are willing to continue the 30' setbacks along their property in the southeast to match the setbacks of Spring Creek Ridge Plat 1 up until the first north-south street and then will continue with the 25' front yard setbacks.

Pudenz asks Stubbs if there are any ideas on housing designs or layouts yet. Stubbs responded that there are not any yet since it is an early stage in the development process.

Shaw clarifies any city discussion with the council going over the Stubbs Development was centered around drainage and the parks system that is spanning between three different pieces of land.

Motion by Herbold-Swalwell, seconded by Pudenz, for recommendation of the rezoning request from Stubbs Development to rezone 74.52 acres (located west of Spring Creek Ridge Plat 1,2 and 3) from A-1 to R-5 (PUD), subject to deficiencies.

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

3. Public hearing of the development plan approval request from Stubbs Development for Spring Creek Ridge West (located west of Spring Creek Ridge Plat 1, 2, and 3).

Shaw explains the Development Plan deals with the layout, the lot layout, the street layout, the lot sizes, the setbacks, land uses, park locations, and so forth. The Development Plan is the conceptual layout of a plat.

There was discussion from the Commissioners and the citizens to continue the 30' setbacks all along the southern street. Stubbs agrees to do 30' setbacks on all the lots within this development plan.

Pudenz asks an open question about creating a smoother transition between lot sizes. Stubbs said that they do not want to increase or decrease the overall lot sizes. They had no further comments.

There were no further or additional questions to be made at this time regarding the Development Plan.

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of the development plan approval request from Stubbs Development for Spring Creek Ridge West (located west of Spring Creek Ridge Plat 1, 2, and 3), subject to deficiencies, including 30' setbacks on all lots and 70' lot widths on Lots 145, 146, and 147 to provide a smoother transition between plats.

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

4. Consideration and recommendation of the Spring Creek Ridge West Preliminary Plat.

Braden Stubbs had no additional information to provide.

Shaw noted the northern east-west road is 30th and will be the road to connect 1st Avenue to 14th Avenue in town. And the western north-south road will eventually connect to University as the city continues to expand south.

There were no further comments or questions.

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of the Spring Creek Ridge West Preliminary Plat, subject to deficiencies, including setbacks and the transition noted in the previous development plan vote.

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

5. Consideration and recommendation of the Prairie Landing Preliminary Plat.

Erin Ollendike presented the materials for the application on behalf of the developer. The property is located north of northeast 27th east of Fieldstone development. There is an assortment of 60'-80' single-family lots and the layout has been updated from previous versions to more accurately match the plans the city had for the parks vision.

Pudenz asked about matching lot widths with adjoining developments. Erin answered with all lot lines and widths match the adjoining properties to the north and the west which reflects the conversation previously held with City Staff and the Planning and Zoning Commissioners.

Pudenz also inquired about the parks system and trails, asking if the trails were to connect all the way through. Shaw confirmed the trail system in Prairie Landing will connect through Spring Creek Ridge West into the existing trail system of Spring Creek Ridge Plat 1 and the Spring Creek Sports Complex.

There were no further comments or questions.

Motion by Moyna, seconded by Pudenz, recommendation of the Prairie Landing Preliminary Plat, subject to deficiencies.

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

6. Consideration and recommendation of the Home 2 Suites Preliminary Plat.

Don Marner represented this application and provided the materials.

There were no comments or questions by the Commissioners.

Motion by Pudenz, seconded by Herbold-Swalwell, recommendation of the Home 2 Suites Preliminary Plat, subject to deficiencies including updating the setbacks and the provision of legal documentation.

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

7. Consideration and recommendation of the Home 2 Suites Final Plat.

Dan Marner had no further comments to make about this application.

There were no further comments or questions from the Commissioners.

Motion by Pudenz, seconded by Herbold-Swalwell, recommendation of the Home 2 Suites Final Plat, subject to deficiencies.

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

8. Consideration and recommendation of the Home 2 Suites Site Plan.

Dan Marner explains the proposed site plan is for a four story Home 2 Suites hotel with 90 rooms.

Motion by Herbold-Swalwell, seconded by Chase, recommendation of the Home 2 Suites Site Plat, subject to deficiencies.

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

9. Consideration and recommendation of the Adventureland Site Plan.

Cody Weaver was the representative for this application. They are requesting approval for two new attractions to be added to Adventureland. They are aware of their deficiencies and will continue to work with staff to get them corrected.

There were no comments or questions from the Commissioners.

Motion by Sloan, seconded by Moyna, recommendation of the Adventureland Site Plat, subject to deficiencies.

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

10. Consideration and recommendation of the Nationwide Trailer Site Improvement Plans Site Plan.

Seth Sunderman represented the developer and presented the materials for this application. The developer understands they need to apply for a variance to have overhead doors facing the right-of-way and will be meeting with Board of Adjustments for approval.

There were no comments or questions from the Commissioners.

Motion by Herbold-Swalwell, seconded by Sloan, recommendation of the Nationwide Trailer Site Improvement Plans Site Plan, subject to deficiencies.

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

11. Consideration and recommendation of the Facebook ATN DCSB (Data Center Support Building) Site Plan.

Application was formally withdrawn by the applicant.

12. Consideration and recommendation of the Prairie Meadows Valet Canopy Relocation Site Plan.

Clint Pursley was the representative for Prairie Meadows. They are seeking approval to relocate their valet canopy to increase efficiency and for security purposes.

There were no questions or comments from the Commissioners at this time.

Motion by Narber, seconded by Sloan, recommendation of the Prairie Meadows Valet Canopy Relocation Site Plan, subject to deficiencies.

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

13. Minutes of the July 26, 2022 meeting.

Motion by Herbold-Swalwell, seconded by Sloan, to approve the minutes.

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

Old/New Business

At the next City Council meeting the Council will be considering the annexation of roughly 600 acres to the northwest near the Facebook Campus and the MidAmerican substation.

Motion by Sloan, seconded by Pudenz, to adjourn.

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

Meeting adjourned at 7:50 p.m. Next regular meeting is September 27, 2022 at 6:30 p.m.

Respectfully submitted,
Natalie Jacobson
City Planner I