



**City of Jordan  
City Planning Commission  
Regular Meeting April 8, 2014  
Jordan Council Chambers**

**Members present:** Chair Tom Sand, Vice Chair Gene Flynn, Lance Schmitt, Sally Schultz, and Council Representative Jeff Will

Not Present:

**Staff present:** Joanne Foust, Planning Consultant; Laura Chamberlain, Planning Intern; Mike Waltman, City Engineer

Others Present: Bill Traxler (Minger Construction), Thom Boncher,

**1.0 Call to Order**

Chair Tom Sand called the meeting of the Planning Commission to order at: 6:30 p.m.

**2.0 Adopt Agenda**

*Motion by Schmitt, seconded by Schultz to adopt agenda with the following revisions: add item 5.0 C – PRC & PC merger and move items 4.0 E – G to the beginning of the Public Hearing. With all in favor, the motion carried 5-0.*

**3.0 Approval of Minutes**

**A. February 11, 2014 Regular Meeting Minutes**

*Motion by Will, seconded by Schultz to approve the February 11, 2014 meeting minutes to approve minutes as presented, the motion passed 5-0.*

**4.0 Public Hearings**

**E. Subdivision Review – Preliminary Plat of Minger Business Park**

Planning Consultant Foust introduced new industrial development on the east 20 acres of 6050 190<sup>th</sup> Street W, by Minger Properties, LLC. The proposal includes one developed lot and three outlots, on the developed lot, Minger proposes an office, shop, cold storage, and outdoor storage spaces for their construction company. The current design has a street that will eventually connect with Corporate Drive, but the developer will only build half in the first phase.

Bill Traxler of Minger Construction presented an overview of the company's history, current location, and plans for the site in Jordan.

Foust then lead the Planning Commission through the checklist for items required for a Sketch Plan and verified Minger Construction's compliance with these items. She then went though Staff's overview of the Plat.

Council Representative Will asked what would be the cost or benefit to extend the proposed road all the way to Corporate Drive. City Engineer Waltman explained that the final plat will include an agreement between Hauer and Minger that the road construction costs will fall the them, not the City and the construction will be development driven.

Traxler then explained the pond combination agreement also in the works with Hauer. Waltman explained the benefits of combining retention ponds for all forty acres onto one portion of the property. Not only would it free up more land for development, but it would mean less costs for

the City to maintain in the future. Waltman went on to describe other Engineering feedback on the Preliminary Plat, namely that the City will upsize the watermain along Corporate Drive to 12 inches, at the City's expense, as they have done in the past.

*At 6:50 Chair Sand opened the public hearing; with no public comments, the hearing closed at 6:51.*

Will asked if the trail installation cost would be assessed to all owners of the property and Waltman responded that developers usually take on the cost of street improvements, including trail installation.

*Motion Schultz, Second \_\_\_\_\_ to recommend to City Council the conditional approval by Resolution the Preliminary Plat of Minger Business Park, on the condition that all staff feedback and recommendations are followed. Motion passed, 5-0.*

#### **F. Zoning Map Amendment – Amending Ch 154 to Rezone approx. 18.79 acres to I-2**

Foust introduced the Minger Business Park request to rezone the 20 eastern acres of 6050 190<sup>th</sup> Street from I-1 to I-2, General Industrial. The western 20 acres will retain the I-1, Light Industrial zoning.

*Chair Sand opened the public hearing at 6:56. With no comments from the public, the hearing closed at 6:57*

*Motion Will, Second by Flynn to recommend to Council the amendment to the Zoning Map as presented. Motion passed 5-0.*

#### **G. CUP Outdoor Storage**

Foust introduced the Conditional Use Permit application by Minger Construction to allow outdoor storage which exceeds 2:1 land to building ratio for Lot 1, Block 1, of the proposed Minger Business Park.

*Chair Sand opened the public hearing at 6:59. With no public comment, the hearing closed at 7:00.*

*Motion Schultz, Second by Flynn to recommend to Council the approval of the Conditional Use Permit for outdoor storage exceeding a 2:1 land to building ratio for Lot 1, Block 1 of the proposed Minger Business Park. Motion passed 5-0.*

The commission thanked Mr. Traxler for his time and Minger's interest in building in Jordan.

#### **A. Text Amendment – Chapter 153, Subdivision Ordinance, Park Dedication & Design Standards**

Foust introduced new parkland dedication formulas, as required by state legislative changes.

*Chair Sand opened the public hearing at 7:07, with no public comment, the hearing was closed at 7:07.*

Will asked if the PRC was part of this text amendment decision, and staff replied that the PRC had already approved the amendment.

*Motion Flynn, second by Schultz to recommend to City Council the approval of the text amendment by ordinance as presented. Motion passed 5-0.*

#### **B. Text Amendment – Chapter 154, Zoning Ordinance, Front Yard Surface Coverage**

Foust introduced the difficulties of new developments to meet the 30% coverage limit for front yards, and the need to change the ordinance language.

*Chair Sand opened the public hearing at 7:13.*

Thom Boncher expressed his concern that this change would allow narrow front yards to be dominated by driveways. Chamberlain responded that the maximum width would still be in place, and that 40% is reasonable and enforceable.

Vice Chair Flynn asked how the front yard is measured, Foust replied that it is measured from the front yard setback line.

*The public hearing closed at 7:15.*

*Motion Schmitt, Second by Flynn to recommend to Council the approval of the text amendment as presented. Motion passed 5-0.*

### **C. Text Amendment – Chapter 153, Subdivision Ordinance, Preliminary Plat**

Foust introduced the changes to the Subdivision Ordinance regarding Preliminary Plats.

*Chair Sand opened the public hearing at 7:18. With no public comment, the public hearing closed at 7:19.*

*Motion Schmitt, second by Schultz to recommend the City Council approve the text amendment with the revision that “Park & Recreation Commission” be omitted. Motion passed 5-0.*

### **D. Text Amendment – Chapter 154, Zoning Ordinance, Repealing Sec. 154.070 Rural Residential District & Amending Tables A & B**

Foust introduced the proposed text amendment which removes the Rural Residential section from the zoning code.

*Chair Sand opened the public hearing at 7:22. With no public comment, the public hearing was closed at 7:23.*

*Motion Schmitt, second by Flynn to recommend the City Council approve the text amendment as presented. Motion passed 5-0.*

## **5.0 New Business**

### **C. Merger of PRC and Planning Commission**

Chamberlain introduced the City Council’s decision at the April 7<sup>th</sup> meeting to combine the PRC and Planning Commissions, filling the vacancies for both by retaining all commissioners, if they chose to stay on. Chair Sand expressed concern that the merger would limit the opportunities for new people to participate. Council Representative Will replied that if there is enough interest in the future, then a separate commission may be created once more.

Public member Thom Boncher expressed concern that the process requires a change to the City Code and can take considerable amount of time. He went on to say that the current Planning Commission members and PRC members need to decide what this new joint commission will look like. He then mentioned a concern that the PRC’s current Student Representative continues to be allowed to participate.

Chamberlain explained that the City Attorney would draft up an ordinance for current members of both Commissions to overview and give feedback on.

Schultz said she was hopeful that the combining of the two commissions could accomplish a lot moving forward.

### **A. Commission Organization**

*Motion Flynn, second by Schmitt to table the vote of Commissioner Chair and Vice Chair until the PRC members have joined and voted.*

**B. Downtown Advisory Committee Interview Recommendations**

Chamberlain introduced the recommendations of the Downtown Advisory Committee Interview Panel to recommend to Council all seven candidates for seats on the DAC.

*Motion Schultz, second by Flynn to recommend to City Council the approval of all candidates for seats on the Downtown Advisory Committee, as presented. Motion passed 5-0.*

**6.0 Old Business**

None

**7.0 Planners Report**

A. Next Regular Meeting – Tuesday, May 13, 2014

**8.0 City Council Member Update**

Council Representative Will gave his thanks to the Planning Commission members, especially in consideration of the merger with the Park and Recreation Commission. He also said that the City Council gave plaques to former Commissioners Hafslund and Marnoff in recognition of their years of service.

**9.0 Commissioner Report**

Schultz asked about Commissioner Schmitt's residency question, Chamberlain replied that the City Council approved Schmitt to stay on the Planning Commission even though he is now a resident of Sand Creek Township.

**10.0 Adjournment**

*Commissioner Schultz made a Motion, Will seconded, to adjourn the meeting at 8:04 p.m. The Motion was approved unanimously.*

Respectfully Submitted,  
Laura Chamberlain, Planning Intern