



**City of Jordan
City Planning Commission
August 9, 2011**

Members Present: Rolf Hafslund; Council Representative Mayor Pete Ewals; Guy Beck; John Levar, Jeanne Marnoff, John Watkins

Staff Present: Joe Janish, Senior Planner.

Others Present: Rick Lockert, Liz Thelemann, Jim & Margaret Fink

1.0 Call to Order.

Chair Hafslund called the Planning Commission to order at 6:33 pm.

2.0 Adopt Agenda.

Motion Beck seconded by Watkins to approve agenda as presented. Motion unanimously approved.

3.0 Approval of Minutes.

A. July 12, 2011 Meeting Minutes

Motion Beck, seconded by Watkins to approve the July 12, 2011 minutes. Motion approved unanimously.

4.0 Public Hearings.

None

5.0 New Business.

A. Architectural Controls for Highway Commercial Discussion

Senior Planner Janish stated the City of Jordan amended the architectural control section of the City Code related to the Highway Commercial at the end of 2010. Recently the City of Jordan completed a site plan review on a structure in which case the Planning Commission had provided direction to the applicant to change the Architectural Design of the structure. The City Council overturned the recommendation related to the Architecture and directed the Planning Commission to review the Architectural Controls to make it easier for applicants to understand what the City of Jordan is looking at related to Architecture.

Members noted that the current ordinance provided language which was too vague. In an attempt to allow for creativity the current language did not allow for enough guidance to applicants on what the Planning Commission and City was looking for which lead to the difference in interpretation. Members indicated a joint meeting with the City Council to review the vision, mission and goals of the Highway Commercial should be done prior to the review of the ordinance.

Audience members indicated that if the City becomes too strict with standards business will locate in other communities and the City should be cautious of becoming too strict with the standards. The standards may also reduce the possibilities of certain franchises to locate within city limits as well.

Commissioners indicated it might be appropriate to potentially hire an architect in order to provide sketches of what the City of Jordan is looking for within its Highway Commercial District.

Commissioner Levar motioned, Watkins seconded, to conduct a work session with the City Council in order to obtain direction related to revisions to the Highway Commercial Architectural Design Standards. Motion approved unanimously.

6.0 Old Business.

A. Variance Application

Members reviewed the variance application which had been revised since the last meeting based on the comments received. Members noted the application would have the ability to be altered if during application processes it was discovered additional information was needed.

Commissioner Beck motioned, Levar seconded, to utilize the proposed application for variance request. Motion approved unanimously.

B. Planning Commission Appointment Requirements

Members discussed the application requirements for the Planning Commission. Members also questioned if the two current applicants would complete the draft application to determine if the proper information was being obtained. The applicant's appointment would not be determined by the responses to the questions and would only be voluntary.

Motion Beck, seconded Levar, to provide a positive recommendation to the City Council related to the requirements. The motion also noted the Planning Commission should move forward with interviewing the two current applicants. Motion approved unanimously.

7.0 Planners Report.

None.

8.0 Commissioner Report.

Commissioners indicated that the Park and Recreation Commission had a meeting about the possible crossing over/under of Highway 169 for a multi-purpose trail. Commissioners also noted that city ordinance should include traffic calming and providing for multi-use facilities for non-motorized transportation.

Mayor Ewals briefly shared a packet of information related to the Scott CDA Senior Housing/ City Library/Medical Clinic Project. Members spent a few moments discussing the project and noted they would be interested in seeing a sketch for the property.

Commissioners questioned if it would be possible for staff to provide pictures of the existing structures located in the Morlock Development for the joint meeting with the City Council.

10.0 Adjournment.

Motion Levar, seconded Beck to adjourn the Planning Commission meeting at 8:25 p.m. Motion unanimously approved.

Respectfully submitted,

Joe Janish
Senior Planner