



**City of Jordan
City Planning Commission
December 14, 2010**

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

Staff Present: Senior Planner Joe Janish; Planning Consultant, Joanne Foust, MDG Inc,

Others Present: Dan Elke, David Hanson, Thom Boncher.

1.0 Call to Order.

Chair Hafslund called the Planning Commission to order at 6:31 pm.

2.0 Adopt Agenda.

Janish noted that the two individuals to be interviewed tonight are present so the Planning Commission may want to consider holding the interviews prior to discussing Industrial Zoning information.

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

3.0 Approval of Minutes.

A. November 9, 2010 Meeting Minutes

Motion Levar, with amendments, seconded by Beck to approve the November 9, 2010 minutes with revisions as noted. Motion unanimously approved.

B. November 23, 2010 Meeting Minutes

Motion Watkins, seconded by Marnoff to approve the November 23, 2010 with amendment to adjournment time. Motion approved 5-0-1 (Levar abstained).

4.0 CGO Discussion.

A. Commercial/Industrial Zoning Districts and Performance Standards

Planning Consultant Joanne Foust provided in overview of the proposed boundaries between I-1 and I-2. Review two possible options for purpose statements. Questions included what requirements exist for the construction of a Railroad Spur in the Industrial area and if it is even possible to construct such a spur in the proposed industrial park area. Discussion occurred about separating wind generators into its own ordinance requiring certain items under a Conditional Use Permit (CUP).

Janish provided a letter written by Mr. Schuette indicating his desire to see continuity within the architectural requirements within the industrial zoning. According to the letter Mr. Schuette would like to see a requirement to include 100% instead of the current 50%.

Members discussed what companies in the area are looking at expanding, estimated in which ways the buildings would be expanded and wanted to see a draft of possible options of the a stronger requirement than the 50% with a trigger point of having to meet the requirement.

5.0 Public Hearings.

None.

6.0 New Business.

A. Interviews (This item occurred prior to the CGO Discussion)

Members of the Planning Commission interviewed Dan Elke, Jeanne Marnoff, Rolf Hafslund and David Hanson.

Members discussed how a recommendation should be moved forward to the Mayor since a quorum would not be present, due to members not being able to vote for themselves. Janish noted that perhaps a workshop should be held and a consensus could be moved forward to the Mayor for his consideration.

7.0 Old Business.

Janish noted that the Park and Recreation Commission will have a hearing on the Master Parks, Trails and Natural Resource Plan on December 27 and Commissioner are more than welcome to attend.

8.0 Planners Report.

None.

9.0 Commissioner Report.

Commissioner Levar questioned if it may appropriate to look at the placement of mailboxes due to snow removal during the winter. Levar suggested perhaps larger “mail banks” could be implemented.

10.0 Adjournment.

Motion, Marnoff, Seconded Mishica to adjourn the Planning Commission meeting at 9:10 p.m. Motion unanimously approved.

Respectfully submitted,

Joe Janish
Senior Planner