



**City of Jordan
City Planning Commission
Regular Meeting February 11, 2014
Jordan Council Chambers**

Members present: Chair Tom Sand, Vice Chair Gene Flynn, Lance Schmitt, Sally Schultz, and Council Representative Jeff Will (6:45)

Not Present:

Staff present: Corrin Wendell, Senior Planner; Joanne Foust, Planning Consultant; and Laura Chamberlain, Planning Intern

Others Present: Bill Traxler (Minger Construction)

1.0 Call to Order

Chair Tom Sand called the meeting of the Planning Commission to order at: 6:31 p.m.

2.0 Adopt Agenda

Motion by Schultz, seconded by Schmitt to adopt agenda as presented. With all in favor, the motion carried 5-0.

3.0 Approval of Minutes

A. January 14, 2014 Regular Meeting Minutes

Motion by Will, seconded by Schultz to approve the January 14, 2014 meeting minutes to approve minutes as presented, the motion passed 5-0.

4.0 New Business

A. Subdivision Review – Sketch Plan 6050 190th Street

Senior Planner Wendell introduced the Sketch Plan of a proposed new industrial development on the east 20 acres of 6050 190th Street W, by Minger Properties, LLC. The proposal includes two lots, one of 17 acres and one 3 acres. On the larger 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. More details and official designs will be submitted at the Preliminary Plat stage later in the year.

Planning Consultant Foust lead the Planning Commission through the checklist for items required for a Sketch Plan and verified Minger Construction's compliance with these items. This is the first step in the platting process.

Bill Traxler of Minger Construction presented an overview of the company's history, current location, and plans for the site in Jordan. They plan to use the site as base of operations for their current business as well as entrepreneurial options in the future. Chair Sand asked why they chose Jordan for their future plans. Traxler responded that Minger was looking for a large lot that had access to Highway 169, and Jordan gave the best option. Commissioner Schultz expressed her excitement that Minger has chosen Jordan as their destination. Sand asked how the process has gone so far. Traxler said that City Staff have been very accessible and helpful, especially in developing timelines for all of the processes necessary to start the development.

Council Representative Will asked Staff if steering 190th Street to be an eventual collector road will result in too much traffic in general. Foust explained that the collector won't be put in place at this time, but the easements are in, and it is part of the comprehensive plan to have 190th Street and 185th Street be collectors in the future.

With no decision needed at this time, the Planning Commission thanked Traxler and Minger Construction for their interest in developing in Jordan.

B. Parks, Trails and Natural Resources Plan Implementation

Senior Planner Wendell introduced the City Council's decision to have the Planning Commission undertake items from the Park and Recreation Commission's Master Park, Trails, and Natural Resource Plan due to the PRC's inability to meet. Since that decision, the PRC has added enough members to hold meetings, so the items will be undertaken by the PRC once again.

Chair Sand suggested that once the PRC is up and running, to have joint work sessions with the PRC and the Planning Commission once or twice a year to look at issues concerning both Commissions.

Council Representative Will requested a motion.

Motion by Will, seconded by Schmitt that the four items presented to the Planning Commission that implement the Parks, Trails and Natural Resources Plan be returned to the Park and Recreation Commission, the motion passed 5-0.

C. Wayside Park – update

Planning Intern Chamberlain introduced an update regarding parcel 22930020, commonly called "Wayside Park." The park was considered for rezoning at the January 14, 2014 meeting, but tabled at that time due to confusion over ownership and easements. After speaking with the City Attorney, the ownership issue can be pursued, but the time and cost of such a course doesn't seem needed at this time.

Motion by Schultz, seconded by Will to retain R-1 zoning on the parcel PID 22930020, and to revisit that zoning during the next Comprehensive Plan update.

5.0 Old Business

None

6.0 Planners Report

A. Next Regular Meeting – Tuesday, March 11, 2014

7.0 City Council Member Update

Council Representative Will discussed the idea of reducing the number of Park and Recreation Commissioners from seven to five, or possibly combine the Park and Recreation Commission with the Planning Commission. Chair Sand responded that he preferred two commissions, since they would be representative of more of the City's population. Vice Chair Flynn added he would prefer that the Park and Recreation Commission seats remain at seven, to allow more interested people to participate in the future.

8.0 Commissioner Report

None

9.0 Adjournment

Commissioner Schmitt made a Motion, Flynn seconded, to adjourn the meeting at 7:30 p.m. The Motion was approved unanimously.

Respectfully Submitted,
Laura Chamberlain, Planning Intern