



**City of Jordan
City Planning Commission
Regular Meeting February 12, 2013
Fire Station**

Members present: Rolf Hafslund, Jeff Will, Gene Flynn, Jeanne Marnoff, Tom Sand, Lance Schmitt

Staff present: Corrin Wendell, Senior Planner, Emily Bodeker, Planning Intern and Joanne Foust, Consulting Planner

Others Present: Sally Schultz, for interview, Joe Thill, and two others.

1.0 Call to Order

Chair Rolf Hafslund called the meeting of the Planning Commission to order at: 6:30 p.m. and welcomed Tom Sand and Lance Schmitt back to the Planning Commission.

2.0 Adopt Agenda

Motion by Marnoff, seconded by Schmitt to adopt agenda as presented. With all in favor, the motion carried 6-0.

3.0 Approval of Minutes

Motion by Will seconded by Marnoff to approve the January 8, 2013 meeting minutes as presented, the motion passed 6-0.

4.0 Public Hearings

A. Public Hearing-Chapter 11, Zoning Map Amendments

Consulting planner Foust introduced the public hearing to the Commission. The hearing was scheduled to provide input on amending the Official Zoning Map of the City. She introduced the first three parcels currently zoned as I-1, Light Industrial, and are proposed to be rezoned to R-3Townhouse and Multiple Family Residential. Foust noted the three parcels are currently being used as residential properties. Staff did receive two comments, one via mail and one via phone in regards to the public hearing. A letter was sent to the City from Union Pacific not in favor of the rezoning based on public safety and impacts from the generation of noise and vibrations from freight operations. If the City did decide to rezone, the Rail Road would request a 6' concrete sound wall to be constructed along the common property line. The other comment received expressed a concern with the street situation, building new homes along with the Jordan Aggregates project and truck traffic.

Chair Hafslund opened the public hearing at 6:37p.m.

Two people who own the 900 Syndicate property asked who would be responsible for building the sound wall.

Foust answered that it depended on when the Railroad required the wall, when the land was developed or when the property was rezoned. The Railroad representative was out of the office this week and staff was unable to contact him before the meeting.

Hafslund asked staff why the wall would be required when there are already homes on those sites.

Staff answered, that would be a question for the Railroad.

Chair Hafslund closed the public hearing at 6:46p.m.

Commissioners discussed other information that could be answered by contacting the Railroad, when their representative is back in the office. They discussed finding how much right of way the Railroad has, and getting a right of way map for the area.

Motion Will seconded by Sand to table the rezoning of PID numbers, 229180090, 229180100, 229180110 until the March 12, 2013 meeting so staff can gather more information from the Railroad. With all in favor the motion passed 6-0.

Foust gave the Commission some background on the parcels that are currently zoned C-2 and guided and proposed to be rezoned to R-2. She informed the Planning Commission that all of those parcels are currently being used as residential properties.

Chair Hafslund opened the public hearing at 6:50p.m. With no comment from the public he closed the public hearing at 6:50p.m.

Motion Sand, second Marnoff, to recommend to City Council the rezoning of 5 parcels with PID numbers 220010230, 220010240, 220010250, 220010260, and 220010270 to R-2 Single and Two Family Residential. With all in favor the motion passed 6-0.

5.0 New Business

A. Planning Commission Interviews

1. Sally Schultz

The Planning Commission interviewed Sally Schultz.

B. Chapter 11 Zoning Code Draft Sections-11.50, 11.71, 11.85

Foust introduced the drafts of the Zoning Code relating to Surface Water Management and Shoreland Ordinance. The first Shoreland Ordinance was adopted in 2005 and was initially triggered by a DNR model ordinance. Foust explained that staff contacted the area DNR representative to get initial comments on changes made. She went through the changes and the DNR representative's comments and explained that the DNR representative will need to be invited to the official public hearing to make formal comments. Staff also explained that City Attorney Margarit looked through the Ordinance for statutory regulations. In the Shoreland Ordinance the Commission discussed L. # 1a. the size of accessory structure. Statute allows up to 250 sq ft but cities can be more restrictive. The previous Shoreland Ordinance allowed up to 120 sq. ft. and the Commission decided to keep the size as 120 sq. ft.

Staff went through changes proposed in the Surface Water Management section and explained that most changes were just references that need to be changed so they reference the correct section of the City's Code.

C. Planning Commission Strategic Plan.

Wendell explained that in 2010 the Planning Commission met with City Council to review the Strategic Plan developed by the Planning Commission. Staff has updated the Planning Commission's strategic plan with projects slated for 2013 and would like the Planning Commission to review the updates made.

Planning Commission reviewed the Strategic Plan presented. Council Representative Will asked to add defining the footprint of the HWY 169 interchange to the Strategic Plan. Staff and Councilman Thill let the Planning Commission know that currently the City is working with Kimley Horn to get the footprint finalized.

The Planning Commission discussed and agreed to add that to the Strategic Plan.

Motion Sand second by Schmitt to forward the Planning Commission's Strategic plan to the City Council. With all in favor the motion passed 6-0.

6.0 Old Business

There was no old business.

5.0 A. Continued-Discussion on Planning Commission Interviews

The Planning Commission discussed their interview with applicant Sally Schultz.

Motion Marnoff second by Sand to recommend Sally Schultz to the Planning Commission based on her interview and experience. The motion passed 6-0.

7.0 Planners Report

Reorganization of Planning Commission

Current Chair, Hafslund let the Commission know that they needed to select a new Chair and Vice Chair of the Planning Commission and he is no longer eligible.

Commissioner Marnoff nominated Tom Sand for Chair of the Planning Commission. With a unanimous vote, Tom Sand is the new Planning Commission Chair.

Commissioner Sand nominated Gene Flynn to be the Vice Chair of the Planning Commission. With a unanimous vote, Gene Flynn is the new Planning Commission Vice Chair.

A. Next Meeting, Special Meeting -Tuesday, February 26, 2013.

Staff invited and encouraged the Planning Commissioners to attend the EDA meeting Wednesday, February 20. The Downtown Master Plan will be discussed and they will be considering a recommendation to City Council.

Next Regular Meeting March 12, 2013

8.0 City Council Member Update

Jeff Will mentioned he and other City Council members attended a new member conference. He said it was a good conference to attend and it provided good information. He also thanked staff for the work they do.

9.0 Commissioner Report

Commissioner Sand thanked staff for the good work on the Downtown Master Plan interviews.

10.0 Adjournment

Member Sand made a Motion, Will seconded, to adjourn the meeting at 7:50 p.m. The Motion was approved unanimously.

Respectfully Submitted,
Emily Bodeker, Planning Intern