



**City of Jordan  
City Planning Commission  
July 12, 2011**

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

**Staff Present:** Cynthia Smith-Strack Planning Consultant with Municipal Development Group, Inc.

**Others Present:** Mike Nevins, Kathy Lopic (individuals who signed in). Others were present but did not sign in.

**1.0 Call to Order.**

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

**2.0 Adopt Agenda.**

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

**3.0 Approval of Minutes.**

**A. May 10, 2011 Meeting Minutes**

*Motion Beck, seconded by Levar to approve the June 14, 2011 minutes. Motion approved unanimously.*

**4.0 Public Hearings.**

**5.0 New Business.**

**A. Variance Application**

Planning Commissioners reviewed the draft variance application and provided comments on changes to the application. Members also noted they would like to see the revisions at their next meeting.

**6.0 Old Business.**

**A. Site Plan Review – 301 Eldorado Drive**

Chairperson Hafslund introduced agenda item & requested staff overview.

Strack addressed points 1-14 as included in staff memo dated July 12, 2011. Updated information re: parking stall length to be accommodated at 19' and photometric plan included.

Liz Theleman presented her powerpoint and speech. Handouts of the presentation and lighting standards and photometric plan were distributed.

Larry Keenen presented roofing sample and color palette samples. He read an email from the project engineer relating to quantity of rip rap to be installed at the storm sewer outlet and overland swale to the pond. Keenen stated the required standards would be adhered to and subject to approval by the City Engineer. Keenen stated the site plan would be redrawn to illustrate parking stall length of 19' by reducing greenspace in front of the building (not in front of the parking lot).

Lengthy discussion on building architecture followed. Main points were:

Section 11.80 specifies stucco not EIFS. Is EIFS an allowable exterior material?

The Mediterranean architectural style vs its compatibility with the traditional Downtown streetscape and architecture existing within Downtown Jordan.

What changes were needed to make the proposed building acceptable.

Several audience members spoke in favor of the proposed structure. None spoke against the structure.

Commissioners further discussed.

*Motion Marnoff to recommend approval of the site plan to the City Council contingent on staff recommendations included in the staff memo dated July 12, 2011. Second Watkins. Motion failed 2:4.*

*Motion Levar to approve site plan contingent on:*

*A. Staff recommendations included in the memo dated July 12, 2011; and,*

*B. Change of the proposed Mediterranean architectural style to be consistent with Section 11.80 Subp. 5 of the Zoning Ordinance.*

*C. In the event the front exterior façade is comprised of EIFS, a maximum of 50% of said front façade shall be comprised of EIFS as an exterior material. The remaining 50% may be comprised of other materials as provided in Section 11.80 of the Zoning Ordinance. Windows and doors may be counted in the 50% of 'other materials' required. The remaining three sides of the building may consist entirely of EIFS as an exterior material.*

*Motion Seconded by Watkins. Motion approved 4:2 with Beck and Marnoff voting against.*

## **7.0 Planners Report.**

None.

## **8.0 Commissioner Report.**

None.

**10.0 Adjournment.**

*Motion Levar, seconded Watkins to adjourn the Planning Commission meeting at 9:37 p.m. Motion unanimously approved.*

Respectfully submitted,

Joe Janish  
Senior Planner