



**City of Jordan
City Planning Commission
Regular Meeting June 11, 2013
Jordan Council Chambers**

Members present: Chair, Tom Sand, Vice Chair, Gene Flynn, Rolf Hafslund, Jeanne Marnoff, Lance Schmitt (6:40), and Council Representative, Jeff Will

Not present: Sally Schultz

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

Others Present: Hans Case, Dave Reinke, and one other.

1.0 Call to Order

Chair Tom Sand called the meeting of the Planning Commission to order at: 6:30 p.m.

2.0 Adopt Agenda

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

3.0 Approval of Minutes

A. May 14, 2013 Regular Meeting Minutes

Motion by Will seconded by Flynn to approve the May 14, 2013 meeting minutes as presented, the motion passed 5-0.

4.0 Public Hearings

**A. Text Amendment-Zoning Code Sections 154.075, 154.084, 154.094, 154.104, 154.114
Accessory Structure Maximum Height**

Staff introduced background on the text amendment discussion. Staff went through the current zoning code and the requirements and definitions for accessory structure and building height.

Staff explained that the maximum height requirement was added with ordinance 78 2nd series in 2004, and since 2004 there has not been any variances granted for accessory structure building height.

The public hearing was opened at 6:35 pm.

With no public comment heard the public hearing closed at 6:35pm.

Consulting staff went through an accessory structure scenario with the Planning Commission and explained whether or not that particular example would be allowed in other communities in Scott County based on their requirements.

Commissioners discussed the definition of accessory structure and noted that only accessory structures greater than 120 sq. ft require building permits.

Commissioner Hafslund noted that the issue that comes up is the different residential areas in town and mentioned that the definition and requirements must be able to fit all of those areas.

Motion Will second by Marnoff to change the accessory structure height requirements to read sidewall shall not exceed 10 feet from finished grade, roof pitch cannot exceed pitch of primary structure, and the overall height of the accessory structure cannot exceed primary structure, and to separate the definitions of principal structure height and accessory structure height.

Commissioner Will also mentioned changing the requirement to 10 feet 6 inches to accommodate concrete block at the bottom of a garage wall.

Hans Case, mentioned that some concrete block is 8 inches.

Commissioner Hafslund requested staff to look for building standards for concrete block.

5.0 New Business

Commissioner Will wanted to discuss Scott County's requirements for accessory structures on large lots. The Planning Commission discussed Will's question and decided that Jordan has different requirements because of the zoning of the lots and looking into the future the vision for Jordan is more urban and those requirements wouldn't fit the future Vision.

6.0 Old Business

Staff reported that the second reading of the zoning code was approved on Monday, May 20, 2013. City staff is working with the City Attorney to get the zoning code and related City Code amendments to American Legal to be codified. Staff also explained a uses table they created to show the uses and which zones those uses are permitted in.

Staff also informed the Planning Commission that they are working with consulting staff and Scott County on the updated zoning map.

Commissioner Hafslund asked about the uses table and asked about the use of Church and why the chart only showed it as permitted in the rural residential zone.

Staff answered that they would check the zoning code and make sure that the uses listed in the code were consistent with the chart.

7.0 Planners Report

Staff discussed the building inspector roles and responsibilities.

The next Planning Commission Meeting is Tuesday, July 9, 2013.

8.0 City Council Member Update

Council Representative Will informed the Planning Commission that City Council denied the two garage variances, as recommended by the Planning Commission.

9.0 Commissioner Report

10.0 Adjournment

Member Marnoff made a Motion, Flynn seconded, to adjourn the meeting at 8:40p.m. The Motion was approved unanimously.

Respectfully Submitted,
Emily Bodeker, Planning Intern