



**City of Jordan  
City Planning Commission  
November 9, 2011  
(date changed due to elections)**

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

**Staff Present:** Joe Janish, Senior Planner, Ed Shukle, City Administrator

**Others Present:** Kitty Burton, Kathy Lopic, Frank Dunbar, Noah Bly, Steve Dunbar, Ray Sandey, Mark Seifert, Jim Pensyl, Tom Sand, Thom Boncher, Sherri Schmidt

**1.0 Call to Order.**

*Chair Hafslund called the Planning Commission to order at 6:33 pm.*

**2.0 Adopt Agenda.**

*Motion Marnoff seconded by Watkins to approve agenda with conducting interview prior to hearings and moving item 5(C) Minor Subdivision: 210 Eldorado after 4(G) Consider Lot Requirements for Highway Commercial. Motion unanimously approved.*

**3.0 Approval of Minutes.**

**A. October 11, 2011 Meeting Minutes**

*Commissioner Watkins noted that the heading should be corrected to reflect the meeting did not occur at the High School. Janish noted correction.*

*Motion Watkins, seconded by Marnoff to approve the October 11, 2011 minutes with noted correction. Motion approved unanimously.*

**4.0 Public Hearings.**

**A. Consider Amending Highway Commercial (C3) Zone to Allow for a Library.**

Senior Planner Janish noted that upon review of surrounding communities within Scott County Prior Lake and Shakopee would allow for a library within a zone similar to Jordan's Highway Commercial District.

Chair Hafslund opened the hearing at 6:40 p.m.

*Ray Sandey, 23541 Aberdeen Avenue, questioned why the commission would want to change the City Code after spending so much time through the Community Growth Options Program reviewing*

the codes. Mr. Sandey noted that keeping the Library Downtown would help to revitalize the Downtown area, and allowing the library in Highway Commercial would use up limited Highway Commercial property.

*Kathy Lopic*, 102 Sawmill Road, stated she shares some of the same concerns as Mr. Sandey. Lopic questioned if the Library is permitted to leave Downtown and what the Comprehensive Plan states on this topic.

Chair Hafslund closed the hearing at 6:55 p.m.

Commissioners discussed the concern of utilizing Highway Commercial property for Public Buildings and questioned what the past process for the library included.

City Administrator Shukle noted that in the past the City had a Task Force that evaluated several sites for public facilities. The City had looked at locations within the Downtown and also Highway Commercial areas. The Task Force had selected a Downtown site, however acquisition of the property came to some issues with relocation of existing business, pricing and also having a large enough tract of land. Mr. Shukle also noted that an existing structure was evaluated, however proofed to be not feasible.

Commissioners indicated that staff should include some of the additional details on the past process when presenting the information to the City Council so the general public knows that alternative sites had been reviewed.

Mayor Ewals noted that this mixed use project provides an opportunity to develop a development challenged parcel. The project itself allows for the City to construct a library cheaper than if it constructed one on its own and provides a need in the community.

Janish noted that in another write-up the Comprehensive plan indicates the City should attempt to keep the Library Downtown and the City had attempted as outlined by Administrator Shukle, the project before the City is one that would allow for the library to be constructed and provide for a much larger library.

*Commissioner Levar motioned, Marnoff seconded, to provide a positive recommendation on allowing for a library within the Highway Commercial zoned district. Motion passed unanimously.*

## **B. Consider Amending Highway Commercial (C3) Zone to Allow for Housing.**

Janish reviewed material researched by Planning Intern Kerry. This information noted that some communities allow for housing with zones similar to Jordan's Highway Commercial District. Janish noted the draft ordinance would allow for housing if it is part of a mixed use development only, and could not be separate use.

Chair Hafslund opened the hearing at 7:15 pm

*Ray Sandey*, 23541 Aberdeen Avenue. Questioned again why the Planning Commission would consider amending the City Code when so much time was spent reviewing the code over the last few years.

*Jim Pensyl*, 758 O'Day Drive. Questioned if the applicant could provide additional retail on the ground floor as opposed to having some residential on that particular floor.

*Kitty Burton, 210 Eldorado. Raised a concern that in the past someone had raised the idea of 12 apartments which would be single level and the City told the person no. Burton also noted she would prefer not to see residential around her commercial building.*

*Mark Seifert, no address provided. Expressed concern over traffic impacts, thought it was odd to have housing in the highway commercial.*

*Julie Bishcke, 205 East Street. Questioned why the City is looking at having a library in the highway commercial and wanted the city to look at renovating the current library instead of spending the money on a new library.*

Chair Hafslund closed the hearing at 7:26 pm

Commissioner Levar noted he would like to see the ordinance not allow for residential housing on the main floor.

*Motion Levar, to strike 60% of ground floor being permitted for residential purposes. Chair Hafslund asked three times for a 2<sup>nd</sup> and no 2<sup>nd</sup> was made. Motion failed due to a lack of a second.*

Commissioners noted that it is difficult to permit housing in all of the highway commercial zoning and perhaps if a restriction that the property needed to be adjacent to an already zoned property for residential it would limit the areas in which the housing could be constructed.

*Motion Ewals to provide a positive recommendation to amend the language to restrict the housing aspect to areas adjacent to residentially zoned property, Marnoff seconded. Motion passed with Levar opposed.*

### **C. Consider Preliminary Plat Approval (Replat) of CDA Jordan Addition + Final Plat**

Janish noted that the staff write up covers the items related to items C, D and E. The intent is to review all of the information and then open hearings for each specific item.

The Scott County CDA is proposing to build two buildings at the intersection of Creek lane South and Seville Drive. The land will be subdivided into two lots. Additionally a registered land survey will be used to allocate parking.

Lot 1 to the east will include a medical clinic of approximately 5,000 square feet and a pharmacy with drive through of approximately 2,000 square feet. The total floor area for this building is approximately 8,000 square feet.

Lot 2 to the west will include a four story building with an 8,000 square foot library and 50 apartments for seniors, associated amenities and underground parking. The total floor area for this building will be approximately 71,200 square feet.

Parking includes 50 stalls underground below the housing/library building and 75 surface stalls.

Dwelling units per acre: 8.5

Floor area Ratio: .31

**Zoning:** The property is zoned Highway Commercial (C3). The applicant has proposed to provide for a mixed use overlay through the PUD process.

As part of this submittal, the applicant requested a preliminary and final PUD plan review but under the current zoning regulations, Section 11.45 Planned Unit Development District, Subd. 4, letter C it states that *"Uses not listed as permitted or conditional in a specific district shall not be allowed in a PUD unless it is found that the use is complimentary to the functionality of the development and the other uses found therein."*

The Planning Commission should have held hearings to allow for a Library as a use within the Highway Commercial along with housing as part of a mixed use PUD.

**Preliminary and Final Plat:**

The proposal is to replat 4 lots within the Whispering Meadows Subdivision into two lots and would be known as CDA Jordan Addition.

C3 District Standards:

	<u>Requirement</u>	<u>Proposed</u>	
		<u>Lot 1</u>	<u>Lot 2</u>
Lot Size	20,000	221,826	35,817
Lot Width	150 feet	426.20	493.88
Front Yard Setback	20 feet min + 85 max	59' 1-1/4"	27' 4-3/4"
Rear Yard Setback	20 feet	195' 11"	5' 7-5/8"
Side Yard Setback	15 or 1/2 the height of the bldg	54' 2-3/4" min	9' 10" min
Side Yard Setback, corner lot	20 feet	N/A	38' 1-1/8"
Maximum Height.	3 stories or 35 feet unless CUP	44'-9"	22'-3"
Bulk (Ground Floor Area)	0.7	.10	.22
Bulk (Floor Area Ratio)	0.7	.32	.22

Front Yard Surfacing:

Due to the topography of the site the front yard would have minimal surfacing on the property. The intent is to minimize impacts to the slope and provide for a natural prairie grass in the area. This is also hoped to reduce the need for mowing of the slope. The applicant/owner should be aware that they will be responsible for maintaining that no noxious weeds are present. This may involve steps for prevention or removal of the weeds.

Boulevard Sodding and Street Trees:

Due to the topography of the site the front yard would have minimal surfacing on the property. The intent is to minimize impacts to the slope and provide for a natural prairie grass in the area. This is also hoped to reduce the

need for mowing of the slope. The applicant/owner should be aware that they will be responsible for maintaining that no noxious weeds are present. This may involve steps for prevention or removal of the weeds.

### **Roadway Access:**

The comprehensive plan states: *“Access to major collectors is limited to public street access. Steps should be taken to redirect private accesses on major collectors to other local streets. New private access to major collectors is not permitted unless deemed necessary.”*

This parcel provides difficult access to Seville. The lot would have to take access from Creek Lane due to topography. A past proposal (different developer) also had provided access in the same area as this proposal. The current developer is also working with the land owner to the west to work on an agreement to provide a possible second access to the site in the future. The developer also provided a traffic study conducted by SRF related to the project.

### **PUD Review:**

As part of the PUD plan process evaluation of the proposed Preliminary PUD plan shall include, but not be limited to, the following criteria:

- a. Adequate property control is provided to protect the individual owner’s rights and property values and the public responsibility for maintenance and upkeep. *The public responsibility for upkeep and maintenance of the facility. Property control will be provided by the owner(s) and employees of the facility to protect the owner’s rights.*
- b. The interior circulation plan plus access from and onto public rights-of-way does not create congestion or dangers and is adequate for the safety of the project resident and the general public. *A traffic study was completed by SRF which has indicated at this time traffic generated by the use should not cause a traffic hazard or congestion.*
- c. A sufficient amount of usable open space is provided. *The development will provide for a plaza within the complex. Other space provided within the structure itself includes an exercise room, community room of 1,395 square feet and 8,000 square feet for a library. The apartments are for seniors and will provide for a balcony for each unit.*
- d. The arrangement of buildings, structures and accessory uses does not unreasonably disturb the privacy or property values of the surrounding residential uses. *The arrangement of the building does not disturb the privacy or property values of the surrounding residential uses since the closest residential uses are across the roadway. Property to the south is a cemetery and the surrounding property is either zoned commercial or guided for commercial development.*

- e. The architectural design of the project is visually compatible with the surrounding area. Architectural style or type of buildings shall not solely be a basis for denial or approval of the Preliminary PUD plan. However, the overall appearance and compatibility of individual buildings to other site elements of surrounding development will be given primary consideration in the review stages of the Planning Commission and City Council. *With really no single family visible from the property, the applicant is proposing to use a mixture of building materials in order to blend the complex in with the surrounding commercial uses. The materials include such items as: brick, rock faced block, flat panel cementitious siding – smooth w/reveals, cementitious lap siding-smooth, cementitious shake siding, asphalt shingles, vinyl windows and doors, aluminum and prefinished metal.*
  
- f. The drainage and utility system plans are submitted to the City Engineer and shall be subject to approval of the City Engineer. *All plans have been submitted to the City Engineer and are subject to the City Engineer's approval.*
  
- g. The development schedule insures a logical development of the site which will protect the public interest and conserve land. *The property is difficult to develop and will provide protection of the hillside. The project will also fill a need for senior housing – providing for a mixture of housing options within the community, clinic, pharmacy, and library.*
  
- h. Proposed unit and accessory use requirements are in compliance with the district provisions in which the development is planned. *The Planning Commission may have amended the zoning to ordinance to allow for a library and housing within the Highway Commercial District.*

Building Materials: As part of the PUD review, architectural control and building materials may be required before construction of the building. Requirements that exist for apartment buildings in the zoning ordinance under section 11.80 could be used for the review of the proposed senior citizen housing facility. The applicant intends to have a 3D model at the meeting and will provide a color rendering of the building as well. The requirements in the zoning ordinance state apartment buildings:

C. Apartment Buildings, Institutional Buildings, and Commercial Buildings Constructed in the City:

- 1. Shall have exterior surfaces consisting of one or more non-combustible, non-degradable, and essentially maintenance-free materials and comprising the following:

(a) At least 50% of any side of the structure facing a public street shall be brick, natural stone, granite, stucco, copper glass, masonry or decorative architectural precast concrete panels.

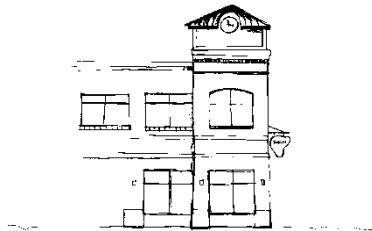
(b) No more than 50% of any side of the structure within view from a public street may be burnished block and specialty block forms, exposed aggregate concrete, concrete block, or pre-cast concrete panels.

2. May have wood, or anodized aluminum or similar metals, as an accent material if appropriately integrated into the overall building design; wood may be used if it is not subject to damage due to heavy use or exposure.

3. Shall not have exterior surfaces made of sheet or corrugated aluminum, or unfinished metals such as tin.

4. Shall be designed to consist of exterior materials which are compatible with development in the surrounding area with regard to architectural quality and the massing of structures.

5. Buildings within the Highway Commercial district should integrate traditional Downtown streetscape and architecture to connect the highway commercial with the historic



downtown.



Lighting: This was submitted and reviewed and appears to meet the requirements related to lighting.

Off-Street Loading: At this time there are no off-street loading areas proposed with the proposal.

Trash Enclosures: The trash will be housed within the structures.

Landscaping: As part of the planned unit development plan landscaping plans are required to be submitted for review and approval by the City Council. The landscaping plan proposes to install numerous types of shrubs, bushes and ornamental trees along the foundation of the building and within the islands and medians in the off-street parking areas.

As part of the planned unit development review, the relationship of the PUD site to adjacent areas is to be considered. All property to the west, north and east is proposed as Highway Commercial and the perimeter of the PUD shall be so designed as to minimize undesirable impact of the PUD on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PUD. The site does contain mixed use elements and it appears as though the landscaping is adequate.

Outdoor Storage: No outdoor storage is noted on the plans.

**Off-Street Parking:** Within the zoning ordinance parking requirements for senior citizen housing are one parking space per dwelling unit and sufficient expansion area (proof of parking) for an additional .2 parking spaces per dwelling unit. Under the planned unit development review, off-street parking spaces shall be provided in each PUD in the same ratios for types of buildings and uses as required in the underlying zoning district.

The proposed facility is comprised of 50 Senior Housing units with a mixture of efficiency to two bedrooms with or without dens.

16 One bedroom + den  
21 One bedroom  
3 Two bedroom+ den  
7 Two bedroom  
3 Efficiency

- Senior housing requires 1 parking stall per unit with sufficient space for an additional .2 parking spaces per unit.
- Clinic requires 1 space per 200 square feet. This clinic would need 25 stalls.
- Pharmacy is not listed within the code however Retail store and service establishment requires 1 space per 200 square feet. This means this proposed pharmacy would need 10 stalls.
- Libraries require 1 space per 300 square feet of gross floor area. This means 27 parking stalls.

**TOTAL PARKING NEEDED:**

60 (senior housing including .2 stalls per unit) + 25 (clinic) + 10 (pharmacy) + 27 (Library) = 122 stalls (needed). The applicant is proposing 50 enclosed residential parking stalls and 75 surface stalls.

A total of 125 parking stalls are provided by the applicant.

**Signage:** Signage has been reviewed and appears to be compliant.



## **Conditional Use Permit for Height:**

The applicant is proposing a 4<sup>th</sup> story to the structure which would move the structure height above the 35 feet or 3 stories maximum. The structure would be 49'-10" from the average grade plane of 788'-9" to the peak of the roof, and 44'-9" from the average grade plane of 788'-9".

### **What is a CUP?**

CUP is an abbreviation for Conditional Use Permit.

Conditional Use is a use of property which is not a permitted use or accessory use and which requires approval by the Council.

Chapter 11.11 Administration, Subd. 4 Conditional Use Permits. (Only A & B have been included)

- A. **Criteria for Approval.** In granting a conditional use permit, the Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the comprehensive plan and the health, safety, morals, and general welfare of occupants on surrounding lands. Among other things, the Council shall make the following findings where applicable.
1. The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
  2. The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
  3. The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
  4. The use in the opinion of the Council is reasonably related to the overall needs of the City and to the existing land use.
  5. The use is consistent with the purposes of this chapter and the purposes of the zoning district in which the applicant intends to locate the proposed use.
  6. The use is not in conflict with the comprehensive plan.
  7. The use will not cause traffic hazards or congestion.
  8. Existing businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
- B. **Conditions.** In permitting a new conditional use or the alteration of an existing conditional use, the City may impose, in addition to the requirements set forth above,

conditions considered necessary or appropriate to protect the best interests of the surrounding area or the community as a whole.

FINDINGS:

Chapter 11 Section 11.11 ADMINISTRATION, Subd. 4 Conditional Use Permits:

A. Criteria for Approval. In granting a conditional use permit, the Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the comprehensive plan and the health, safety, morals and general welfare of the occupants on surrounding lands. Among other things, the Council shall make the following findings where applicable.

- a. The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

*The additional height would not have a direct impact on existing parks, schools, or streets. The housing project is a senior housing project in which case the seniors would not impact the enrollment of the schools. The street infrastructure is currently in place and a traffic study was completed in order to determine possible roadway improvements. The utilities are sized appropriately in order to accommodate the additional height. The City of Jordan also has the fire equipment in order to handle the additional height, and the plans have been reviewed by the Fire Department in regards to fire hydrant location. The structure will also be sprinkled throughout.*

- b. The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.

*The arrangement of the building does not disturb the privacy or property values of the surrounding residential uses since the closest residential uses are across the roadway. Property to the south is a cemetery and the surrounding property is either zoned commercial or guided for commercial development. The site also lends itself in a manner to provide additional height as opposed to expanding the foundation due to the "terracing" of the hill. The structure will be placed with a large hillside to the South which will "screen" the structure from the south. The uses in other directions are utilized for commercial purposes or guided for commercial purposes.*

- c. The Structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.

*No. With really no single family visible from the property, the applicant is proposing to use a mixture of building materials in order to blend the complex in with the surrounding commercial uses. The materials include such items as: brick, rock faced block, flat panel cementitious siding – smooth w/reveals, cementitious lap siding-smooth, cementitious shake siding, asphalt shingles, vinyl windows and doors, aluminum and prefinished metal.*

- d. The use in the opinion of the Council is reasonably related to the overall needs of the City and to the existing land use.

*Yes. This use will provide additional life-cycle housing for the community. As part of the project a clinic, pharmacy and library will be include on the site, or adjacent site. All of which uses have been identified by the community within the comprehensive plan as needed facilities.*

- e. The use is consistent with the purposes of this Chapter and the purposes of the zoning district in which the applicant intends to locate the proposed use.

*Yes. The Planning Commission and City Council reviewed an ordinance amendment and amended the code to include housing and library as uses allowed within the highway commercial district. Since this is a mixed use development including library and housing it would be consistent with zoning district. As noted the property has a PUD overlay allowing for flexibility within the district.*

- f. The use is not in conflict with the comprehensive plan.

*This use is not in conflict with the comprehensive plan. The Mixed Use PUD would allow for a use permitted in the highway commercial (Library) and also for housing as part of a Mixed Use PUD. The adjacent site also includes a pharmacy and clinic. The uses together are able to encourage “trade” between them in order to sustain the development. The Comprehensive plan did encourage the library to be located within the downtown zoned district, however working with multiple property owners for a city library in the downtown area was difficult and the developer of this area proposed to include the library within this development.*

- g. The use will not cause traffic hazard or congestion.

*A traffic study was completed by SRF which has indicated at this time traffic generated by the use should not cause a traffic hazard or congestion.*

- h. Existing businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.

*No. It is not expected that the businesses nearby will be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness. The Mixed Use development is actually hoped to increase business to*

*some of the areas due to introducing housing within the area. The library, clinic and pharmacy may also attract additional customers to the area who may not have previously traveled in the area. The property still needs to comply with lighting requirements, architectural standards for the highway commercial district, and also noise standards as established by the state. The particular uses of clinic, pharmacy, 55+ housing and library, are not typically associated with noise, glare, or general unsightliness.*

Janish noted that the applicant is in process of working on the requested changes and information related to the engineers comments and recently submitted a revised plan. Staff is in process of reviewing the information.

Frank Dunbar provided a 3D model of the site showing the structure and how it fits on the site.

Hafslund opened the hearing at 8:35pm

*Thom Boncher*, 113 Marlane Circle. Questioned if the site would have sufficient open space, indoor and/or outdoor.

Sherri Schmidt, no address provided. Questioned about overgrowth related to turning left into the development from Creek Lane. Frank Dunbar noted that coordination of plantings and the monument sign location has been done in order to keep sight lines clear.

Hafslund closed the hearing at 8:45pm.

Commissioner Levar questioned the traffic study and if it accounted for Nolden Lane. Mr. Levar noted concern over traffic movements both vehicle and pedestrian in this area and possible conflicts.

SRF Traffic Consultant, Craig Vaughn, PE, PTOE provided an overview of the traffic study to the Planning Commission. Mr. Vaughn noted that observations of the site did include pedestrians and the traffic study also included pedestrians and vehicles.

Commissioners discussed the architectural character of the structure and noted they did not believe that the structure met the architectural standards. Members noted the structure should have 50% of the materials brick, stucco, or another material listed in the code.

Commissioner Levar, noted that he was not necessarily opposed to the project, however would be voting no on the items due to his concerns with the access to the project and would prefer to see a second access from Seville Drive.

*Motion Watkins, Seconded Ewals, to recommend approve of the Preliminary and Final Plat. Motion Passed, Levar opposed.*

#### **D. Consider Preliminary Planned Unit Development Plan Approval + Final PUD Plan**

Chair Hafslund opened the hearing at 9:23 pm.

Seeing and hearing no comments Hafslund closed the hearing at 9:24pm

*Motion Marnoff, Seconded Watkins, to recommend approval of the PUD and Final PUD Plan.  
Motion passed, Levar opposed.*

#### **E. Consider CUP for Additional Height CDA Jordan Addition**

Chair Hafslund opened the hearing at 9:26pm.

Janish noted a resident had stopped into City hall to see if the height might disturb his dish TV. The resident noted that the dish is aimed just above the hill and after reviewing the application and staff noted the structure would not be taller than the hill thought the project would not interfere with the dish.

*Mark Seifert*, no address provided. Questioned what could be located on the balconies. Frank Dunbar indicated that typically you will find a chair or two and perhaps a table. With the residential units having a storage facility for renters you will not find bikes and the like on the balconies. Mr. Dunbar also noted he would be in favor of the City adopting an ordinance that prohibits BBQ units from balconies.

*Kitty Burton*, 210 Eldorado. Noted the question may not be in the appropriate place but wondered if the CDA could switch the housing from senior to some other type. Frank Dunbar, indicated that the funding limits the housing to remain senior housing in the future.

Chair Hafslund closed the hearing at 9:29 pm.

Motion Watkins, seconded Marnoff, to recommend approval on the CUP conditioned that the structure have 50% of the side facing Seville be brick. Motion Passed, Levar opposed.

#### **F. Consider Preliminary Plat (Replat) Approval of Hometown Bank Addition**

Janish noted when the bank was sold some title issues were discovered, the replat is meant to resolve the title issues. Staff requested a revised survey showing the current improvements and recently received the document. This is being reviewed and is hoped to be on the tentative Special Planning Commission Meeting November 29<sup>th</sup>.

Chair Hafslund opened the hearing at 9:32pm.

No comments received.

Chair Hafslund continued the hearing to the next available Planning Commission meeting at 9:33pm.

#### **G. Consider Lot Requirements for Highway Commercial**

Janish provided options the Planning Commission has in regards to possibly amending the City Ordinance to allow for smaller lots within the Highway Commercial District which included:

- 1. Keep Current Ordinance.** This would mean that any lot split would have to provide for the 150 foot lot width among other items in order to be split.

*Staff does not believe this would carry out the intent of the City Council.*

- 2. Reduce Lot Width Requirements.** This would allow for individuals to split the lot if they are able to meet the requirement that would be established.

*After review of the options this seems to be the easiest option. Adjusting the recently increased lot width from 150 feet down to 100-115 foot range would still provide for a larger lot than the 75 foot requirement from 1997 to 2010. The minimum footage could remain at the 20,000 square feet. This option provides the simplest and easy to understand scenario. Also reviewing the information compiled by staff it appears as though Jordan has placed the Highway Commercial on the higher end of the requirements for developments.*

- 3. Develop a Matrix for Lot Requirements.** This would involve developing a matrix in which lots could possibly have a narrower width but provide for a larger area. This may create longer, narrower structures.

*In a memo that was attached staff attempted to layout options for a matrix pattern. After further review of this item it appears as though it may create a mix match of lots that could be difficult to provide for easements, and utilities. A better option would be to allow for a planned unit development PUD or CIC in order to accommodate this type of lot configuration.*

- 4. Allow a One Time Split.** This could allow for lots platted prior to a certain date to be split if it meets a different lot width than the current 150 foot lot width, once.

*Originally the planning commission had proposed to modify the ordinance to create a sort of hybrid of this option. The issue raised is the tracking of the splits in the future and creating two "standards."*

- 5. Allow for a one time split with conditions that the applicant meets certain requirements.**

Janish noted that staff's recommendation is to alter the existing code to allow for all lots within the Highway Commercial District otherwise outlined as item 2.

Chair Hafslund opened the hearing at 9:55pm

*Kitty Burton*, 210 Eldorado. Noted she agreed with staff on the recommendation.

Chair Hafslund closed the hearing at 9:57pm.

Commissioners discussed they did not want to change or alter the current code for all lots especially when unplatted lots would be able to be smaller than the current code requires. Members noted that option 4 would allow folks that had developed under a former code some flexibility with their site and would still allow new lots to be at the larger size as current code requires. Option 4 would also allow Ms. Burton to split her lot in the manner proposed along with others in similar situations.

*Motion Marnoff, seconded Levar to alter the language to allow for a one time split for lots platted prior to August 16, 2010. Motion passed unanimously.*

## **5.0 New Business.**

### **A. Interviews (1 applicant)**

Commissioners interviewed Tom Sand prior to the Public Hearings.

The discussion below occurred at the end of the meeting.

Members discussed who to nominate to the Jordan City Council for appointment to the Planning Commission. Members noted it was great to have 4 applicants that would do well on the Planning Commission.

Motion Levar, seconded Marnoff to recommend appointing Gene Flynn to the Planning Commission. Motion approved unanimously.

Motion Watkins, seconded Levar to recommend appointing Jim Pensyl to the Planning Commission. Motion approved unanimously.

**B. Sign Ordinance Discussion**

Joanne Foust, MDG was present to provide an introduction to the Sign Ordinance Review. Members noted that staff should email folks through the Chamber and Commercial Club in order to obtain input on the next sections of the code prior to a formal public hearing.

**C. Minor Subdivision: 210 Eldorado Drive**

This item was discussed after 5(G).

Janish noted that the Public Works Director had indicated that the applicant is not able to “Y” the service into the new building and Ms. Burton questioned if staff could provide this information to her.

*Motion Marnoff, seconded Levar to recommend approval based on the adoption of the ordinance to allow for one time splits, along with providing a water and sewer service from the street. Motion passed unanimously.*

**6.0 Old Business.**

None.

**7.0 Planners Report.**

None.

**8.0 Commissioner Report.**

None.

**10.0 Adjournment.**

*Motion Levar, seconded Watkins to adjourn the Planning Commission meeting at 10:45 p.m. Motion unanimously approved.*

Respectfully submitted,

Joe Janish  
Senior Planner