

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
FEBRUARY 14, 2017**

Present: Tom Sand, Sally Schultz, Jeff Will, Jesse Soller, Jane Bohlman, Robert Whipps.
Absent: Toni Walsh
Also Present: Laura Oakden and Mike Waltman

1.0 CALL TO ORDER

2.0 APPROVE AGENDA

3.0 ELECTION OF OFFICERS

Motion Jesse Soller second Jane Bohlman to approve Tom Sand as Chair. Motion approved.

Vote all ayes.

Motion Robert Whipps second Sally Schultz to approve Jesse Soller as Vice Chair. Motion approved. Vote all ayes.

4.0 APPROVAL OF MINUTES

A. January 10, 2017

Motion Robert Whipps second Jane Bohlman to approve January Minutes. Motion approved.
Vote all ayes.

5.0 PUBLIC HEARINGS

A. CUP - Construction in the Floodplain 240 Triangle Lane Taco Bell

The Planning Commission opened the public hearing at 6:34pm.

Barbra Schneider for Boarder Foods spoke to the commissioners about the project and introduced herself.

Thom Boncher, 113 Marlene Cir, brought up concerns regarding addition traffic and issues in that area.

The public hearing closed at 6:37pm

B. CUP- Outdoor seating and dining 240 Triangle Lane Taco Bell

The Planning Commission opened the public hearing at 6:37 pm.

Thom Boncher many businesses commented that the signage for the business should fit our code, and if they want a variance other business will want it as well.

The public hearing closed at 6:37pm

C. Variance- Free Standing Sign Height 240 Triangle Lane Taco Bell

The Planning Commission opened the public hearing at 6:39 pm.

The public hearing closed at 6:40pm

6.0 NEW BUSINESS

A. Site and Building Plan Review- 240 Triangle Lane Taco Bell

Planner Oakden presented the Taco Bell development to the Planning Commissioners. This review included a site and building plan, conditional use permit for construction in the floodplain, conditional use permit for outdoor dining, and a variance for a freestanding sign in the highway commercial district. Ms. Schneider, a representative for Taco Bell, noted how excited they are to come to Jordan. She noted one change in the patio furniture to more wood bench style.

Motion Sally Schultz second Jesse Soller to approve Resolution 2-8-17 Motion approved. Vote all ayes.

Motion Jesse Soller second Jane Bohlman to approve Resolution 2-10-17. Motion approved. Vote all ayes.

Motion Jane Bohlman second Sally Schultz to approve Resolution 2-11-2017 Motion approved. Vote all ayes.

Motion Robert Whipps second Jeff Will to approve Resolution 2-9-2017. Motion approved. Vote all ayes.

Commissioner Sand commented that we should revisit the City code chapter pertaining to C-3 highway commercial signage. We should see if a code amendment is necessary to better address signage concerns in this area. Councilmember Will gave compliments Ms. Schneider on her research and all of the details are great!

7.0 OLD BUSINESS

A. 190th Street Traffic Study

Engineer Waltman give an update and asked for input for the 190th Street Study. Commissioners discussed the outcomes. Soller asked about what a sports complex would act and look like in this space. Bohlman noted 195th needs to be 4 lanes of traffic. Commissioners reviewed the scenarios and agreed with the EDA designed map. Councilmember Will noted a frontage road is needed and we should start planning for the renaissance festival and potential traffic impacts. Engineer Waltman thanks commissioners for the input and noted this would come back to council with this input.

B. Comprehensive Plan -Land Use Chapter

Planner Oakden presented a draft of the Comprehensive Plan Land Use Chapter to the commissioners Planner Oakden noted a few large changes include expanding a C-1 district around downtown, identifying potential redevelopment sites and the change of the future growth boundary.

Commissioner Schultz liked the idea of changing the C-1 district but asked for more discussion. Commissioner Sand noted a few key redevelopment sites throughout town that included boat shop along 21, St Johns old school and the gravel lot downtown on 21 and 282. Councilmember Whipps agreed and noted a public meeting should be held to get broad input. Commissioners also discussed the mix of commercial and industrial and like the proportions. Whipps noted that out 190th Street study and this should be cohesive. Sand commented on the amount of medium density and noted it is important to create opportunity for other housing development besides detached single family. He suggested twin home, townhome and apartments are in high demand currently. Councilmember Whipps also noted it would be good to plan for regional parks in the future to help plan for growth instead of deciding on parks as development happens. This item will be brought back with more specific focus.

8.0 PLANNERS REPORT

- A. Next Regular Meeting- March 14th, 2016
- B. General Update

9.0 CITY COUNCIL UPDATE

Councilmember Whipps gave an update about actions from the council. Councilmember Will announced an open house next Tuesday Feb 21st for the grand opening of council chambers and history center.

10.0 COMMISSIONER MEMBER UPDATE

Commission Sand thanked staff for working to clean up the donation drop boxes throughout town.

11.0 ADJOURNMENT

Motion Jeff Will second Sally Schultz to adjourn. Motion approved. Vote all ayes.