



**City of Jordan
City Planning Commission
Regular Meeting April 9, 2013
Jordan Council Chambers**

Members present: Chair, Tom Sand, Vice Chair, Gene Flynn, Rolf Hafslund, Jeanne Marnoff, Lance Schmitt, and Sally Schultz, and Council Representative, Jeff Will

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

Others Present: Thom Boncher, Tim Bischke, others

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 Marnoff, seconded by Schmitt to adopt agenda with the proposed change from staff, Move 5.0 A Site Plan Review to after 3.0A. With all in favor, the motion carried 7-0.

3.0 Approval of Minutes

A. February 12, 2013 Regular Meeting Minutes

Motion by Hafslund seconded by Marnoff to approve the March 12, 2013 meeting minutes as presented, the motion passed 6-0-1.

5.0 New Business

A. Site Plan Review-830 Corporate Drive

Staff introduced the site plan for 830 Corporate Drive. The applicant proposed the construction of an industrial building project which is proposed to include 6,000 sq ft facility with a potential 6,000 sq ft for future expansion. The facility includes warehouse space and a small front office.

Staff went through all of the requirements and the noted the application met all requirements.

In their discussion, the Planning Commission noted that all requirements were met.

Motion Will, seconded by Flynn to approve the site plan for 830 Corporate Drive as presented. With all in favor the motion passed 7-0.

4.0 Public Hearings

A. Final Draft: Chapter 11 of the Zoning Code and Amendments to the City Code

The public hearing opened at 6:37 pm.

Staff went through a summary of changes in the proposed zoning code by section, and explained why certain changes were made.

Tim Bischke, 205 East Street, Asked the Planning Commission if there was a copy of the Zoning Code available online. Staff answered that copies are available at City Hall.

Staff further explained the proposed changes to the Zoning Code and explained the zoning illustrations that are proposed to be included.

The public hearing closed at 6:55pm.

Chair Sand asked who the ex-officio in section 154.040, staff answered the Senior Planner. Sand also asked about the layout of the Table of Contents and the who the enforcing officer is for signs.

Staff answered that the Planning staff enforces the sign ordinance. Staff also explained that the Table of Contents is laid out in the American Legal format.

Motion Hafslund second Schmitt to repeal Chapter 11 and all associated amendments and replace with section 154. Of the official City Code along with amending City Code Sections 31.22, 150.086, 153.02, 153.11, 153.17. With all in favor the motion passed 7-0.

B. Chapter 11 Zoning Map Amendments, Rural Residential Parcels to R-1, C-1

Staff introduced the proposed amendments to Chapter 11 of the Zoning Ordinance, amending the Official Zoning Map of the City to rezone RR parcels to either R-1 or C-1.

The public hearing opened at 7:10 pm.

Deek Pauly, 212 Maple Lane, explained that the parcel he and his family own is currently being used as Rural Residential. He had a conversation with staff prior to the meeting but wanted to ask the Planning Commission what he can't do with his property. Staff and the Planning Commission explained that those uses would become legal non conforming uses.

Brian Lundquist, 107 Lydia Rd, asked about existing wells, they are currently being served by City sewer and water but also have a well. Staff explained that zoning doesn't involve wells and public works may have a plan for wells but staff would need to do some research to find out what that plan may include.

The public hearing closed at 7:40pm.

Staff also let the Planning Commission know that the parcels that were crossed off the public hearing notice were parcels that needed research for ownership.

Motion Hafslund second Marnoff to recommend the rezoning of the following parcels:

PID #	Street Address	Proposed Zoning
220360020	519 Broadway	R-2 Medium Density Single Family Residential
220300010	912 2ND St. E	R-1 Single Family Residential
220300020	608 Kipp Dr	R-1 Single Family Residential
220300030	604 Kipp Dr	R-1 Single Family Residential
220300031	600 Kipp Drive	R-1 Single Family Residential
220300040		R-1 Single Family Residential
220300050	523 Broadway St. S	R-1 Single Family Residential
220300050		R-1 Single Family Residential
220310010	912 2ND St. E	R-1 Single Family Residential
220310020	912 2ND St. E	R-1 Single Family Residential
220310030	105 Lydia Rd	R-1 Single Family Residential
220310040	107 Lydia Rd	R-1 Single Family Residential
220360030	521 Broadway	R-2 Medium Density Single Family Residential
220560360		R-2 Medium Density Single Family Residential
220560370		R-2 Medium Density Single Family Residential
220560380		R-2 Medium Density Single Family Residential
220740260		R-1 Single Family Residential
229190410	390 Sunset Dr.	R-2 Medium Density Single Family Residential
229190500		R-2 Medium Density Single Family Residential
229200061	208 Maple Lane	R-1 Single Family Residential
229200070	212 Maple Lane	R-1 Single Family Residential
229200080		R-1 Single Family Residential
229200090	205 East St.	R-1 Single Family Residential
229200091	441 Sunset Dr	R-1 Single Family Residential
229300020		R-1 Single Family Residential
229300031	221 Old Hwy 169 Blvd	R-1 Single Family Residential
229300032	221 Old Hwy 169 Blvd	R-1 Single Family Residential
229300040	612 Kipp Dr.	R-1 Single Family Residential
229300050	624 Broadway St. S	R-1 Single Family Residential
229300060		R-1 Single Family Residential
229300070	711 Broadway St S	R-1 Single Family Residential
229300071		R-1 Single Family Residential
229300080	710 Broadway	R-1 Single Family Residential
229300150	104 Sawmill Rd	R-1 Single Family Residential
229300170	625 Broadway St. S	R-1 Single Family Residential
229300190	629 Broadway St. S.	R-1 Single Family Residential
229300220	621 Broadway Ave.	R-1 Single Family Residential

229300240
229300450

R-1 Single Family Residential
R-4 High Density Multiple Family Residential

with all in favor the motion passed 7-0.

6.0 Old Business

7.0 Planners Report

A. Next regular meeting Tuesday, May 14th.

B. Planners Day at the Capital

Wendell shared her Planners Day at the Capital experience with the Planning Commission.

8.0 City Council Member Update

9.0 Commissioner Report

Commissioner Hafslund and Commissioner Sand talked about the meetings with Vierbicher and the Downtown Masterplan.

10.0 Adjournment

Member Hafslund made a Motion, Schultz seconded, to adjourn the meeting at 8:00 p.m. The Motion was approved unanimously.

Respectfully Submitted,
Emily Bodeker, Planning Intern