

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
JULY 14, 2020**

1.0 CALL TO ORDER

**Present:** Brenda Lieske, Bob Bergquist, Robert Whipps, Bill Heimkes  
**Also Present:** Lucinda Meyers, Senior Planner, Nathan Fuerst, Planner/Economic Development Specialist, Megan Pavek, Planning Intern

Meeting called to order at 6:38 pm.

2.0 ADOPT AGENDA

**Motion by Whipps, second Lieske to adopt the agenda as presented. Vote all ayes. Motion carried.**

3.0 APPROVAL OF MINUTES

A. June 9, 2020

**Motion by Lieske, second Whipps to approve the minutes as presented. Vote all ayes. Motion approved.**

4.0 NEW BUSINESS

A. Outdoor Storage and Outdoor Display in the General Industrial District (I-2)

Planner Fuerst presented a City Code section amendment, which aligns with the fourth action item on the Planning Commission's 2020 Strategic Plan. Clarification is needed on City Code Section 154.173 (J) which allows Outdoor Storage and Display as a conditional use in the I-2 Zoning District. Staff identified the following issues:

1. It is implied that Outdoor Storage and Display areas less than or equal to a ratio of 2:1 are permitted accessory uses, but this is not explicitly stated in the code section.
2. Outdoor Storage and Outdoor Display are generally considered to be separate uses, and should not be regulated by the same code section.
3. There are no conditions recommended for Conditional Use Permits.

Fuerst asked the commission to discuss whether Outdoor Storage and Outdoor Display areas of a size less than a 2:1 land to building ratio should require a Conditional Use Permit.

Heimkes asked for clarification on the ratio. Fuerst explained that it was a land to building ratio of 2:1, which is the double the amount of land outside of the building to the building's footprint. Currently, the code implies that if the land to building ratio is less than 2:1, the Outdoor Storage or Display area is permitted as an accessory use and does not require a CUP. Meyers added that this is not a substantive text change, and staff is merely seeking to clarify the ordinance language.

Heimkes asked if a motion needed to be made. Fuerst responded that if the Planning Commission wanted this to go to the next City Council meeting, a motion would be required.

Heimkes would like to make a motion. Lieske agreed and moved to second this.

Whipps expressed concern on the differentiation between outdoor sales and storage. He did not want this section to serve as a loophole for applicants looking to avoid screening requirements for outdoor storage by stating it was sales instead. Meyers agreed and stated that for some uses, such as outdoor car sales lots, screening wouldn't be ideal because businesses want their product to be visible to potential customers. In order to accommodate these uses, screening requirements don't have to be specified in the code, but rather regulated by conditions of a CUP decided by the Planning Commission on a case by case basis.

Whipps clarified that he would like to make an amendment to the original motion, to remove part of section 154.77(G)(2) stating that the exceptions to the outdoor screening requirement in the I-2 are merchandise being displayed for sale. Whipps also stated that the definitions pertaining to this section should be more clear, and requested staff clean them up.

**Motion Heimkes, second Lieske to accept the proposed text changes. Amendment made by Whipps to clarify relevant definitions in this code section, and remove section 154.77(G)(2) which excuses outdoor sales and display from outdoor screening requirements. Vote all ayes. Motion carried.**

## 5.0 OLD BUSINESS

### A. 2020 Planning Commission Strategic Plan Update

Senior Planner Meyers presented the updated 2020 Planning Commission Strategic Plan and asked the commission to review the progress being made, discuss proposed changes, and provide feedback.

Lieske inquired about the zoning map schedule set by the 2040 Comprehensive Plan, and whether this will affect any businesses or residential properties. Meyers responded that there will be an expansion of the historic downtown footprint. Select residential properties will be rezoned from R-2 to C-1. This will be a big topic of discussion moving forward, as the City decides what it wants the C-1 District to look like and what will be

most compatible with this vision. The district will accommodate both residential and commercial uses and serve as a transition between the R-2 and C-2 properties.

## 6.0 PLANNERS REPORT

### A. General Updates

The City Council approved all applications for submitted for 205 Broadway St. S. The City Council did not award a full matching grant amount, as recommended by the EDA.

The City has officially obtained Step 4 status in the GreenSteps program. Step 4 helps measure the resource use within the city and identifies opportunities to better conserve and be financially responsible.

Planning Intern Megan Pavek has submitted her letter of resignation and will be continuing her service through the end of July.

The Planning Department has been meeting with developers and has exciting things in the pipeline, which are anticipated for the meeting agenda in September.

The Pineview Townhomes Development will be closed out soon after final completions are made. Two parks were recently completed there as well.

A high volume of pool and fence permits are being issued. The recently updated fence permit policy has been implemented with little issues, and is pushing neighbors to communicate better with one another.

Whipps inquired about the crossover between city and county jurisdictions when applying future land use policies. Meyers responded that this was dictated by the comprehensive plans of both entities. It is important to plan for future land uses to be compatible with the land that will be ultimately need to be annexed. The county oversees that land uses remain relatively compatible for future city use. There are opportunities for city and county collaboration, such as a joint board, which would be an excellent opportunity for collaboration between the City and the Township(s)/county. Planners would be happy to further discuss this or provide more information on this topic.

### B. Next Meeting- August 11, 2020

## 7.0 CITY COUNCIL MEMBER UPDATE

Whipps stated he opposed giving 205 Broadway St. S the full, matching grant award. He thought the property owner seemed unreliable because he kept changing his plan and straying from what had been approved. Over 22,000 dollars of taxpayer money was still awarded to the applicant, which is a significant amount. Heimkes added that it's important to create a supportive business climate in Jordan, but he did feel as though the City was being used. City officials have been trying to support this business for a while and nothing seems good enough.

8.0 COMMISSION MEMBER REPORT

9.0 ADJOURNMENT

**Motion by Whipps, second Bergquist, to adjourn at 7:25. Vote all ayes. Motion carried.**

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Tanya Velishek, Mayor

ATTEST:

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Tom Nikunen, City Administrator