

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
August 23, 2022**

1.0 CALL TO ORDER

Present: Scott Penney, Jane Bohlman, Jeff Will, and Bill Heimkes

Also Present: TJ Hofer, Planning Consultant, Jenni Faulkner, Planning Consultant

Absent: Brenda Lieske

Meeting called to order at 6:32 pm by Vice Chair Will.

Given recent passing of two commissioners (one of them commission chair) it was noted that the commission should consider chair and vice chair roles. The Commission would like to elect a new vice-chair at their next meeting.

2.0 ADOPT AGENDA

Motion called by Bohlman, second Penney to adopt the agenda as presented. Vote all ayes. Motion carried 4-0.

3.0 APPROVAL OF MINUTES

A. July 12, 2022

Motion by Heimkes, second by Bohlman to approve Minutes as presented. Vote all ayes, Motion carried 4-0.

It was noted that Chair Sand and Commissioner Bergquist have passed recently. Their service to the community was recognized. A discussion on filling their respective positions was had ending with general agreement that each has three years left on their terms when a replacement is appointed by the Council.

4.0 NEW BUSINESS

A. New Member Application- Ray Sandey

Mr. Sandey ws not present. The commissioners discussed that they knew Mr. Sandey but have questions for Mr. Sandey. They would like to interview him prior to making a recommendation for appointment.

Motion called by Will, second by Penney to table this item pending an in person interview with the applicant.

B. Bridle Creek 12th Addition

Planning Consultant Hofer presented the staff report for the project.

Public Hearing was opened.

John Nord, 939 Huntington Way, Jordan asked the commissioner and application about grades, building types, garage location, price and timing. Mr. Nord lives in the existing home abutting the proposed development and had questions about how the development would affect him.

Pat Mason of Bridle Creek of Jordan LLC noted that the grade are not expected to change much except to account for the locations of the building pads. The site is graded as they need it for the most part.

Mike Suel, of DR Horton noted that the garages will be right hand and the building types will be the same as the 11th Addition. There are 6 styles to choose from. Price ranges low \$400's to \$500,000. All have 2 stall garage. He also noted they are currently working in the area and envision timing for this project to begin in spring 2023.

Commissioners questioned the need for 45' lots and expressed some concern over density and the "feeling" of being crowded with smaller lots.

Pat Mason explained that the previous approved development for attached units was 18 and this proposal calls for 17 detached units. He also noted that Bridle Creek 11th Addition was approved with the same lot width. As a developer, they are trying to maintain the quality in the neighborhood. This land has been vacant for a long time and are being selective on what builder/developer is the best fit for the neighborhood. They feel the proposed product is a fit and viable in the market. This project will be rolled into the existing HOA and they needed to support the project as well. The restrictive covenants can help protect the quality of the neighborhood long term.

A question and clarification about the need to vacate a drainage and utility easement was raised. It will be vacated and then properly located with the new plat as approved by Council.

The Commission also noted they anticipate additional discussions at the Council on this proposal and also noted that this is not a new project, but rather a continuation of a previous approved development.

Motion to recommend approval of the Minor Subdivision called by Will, motion made by Bohlman, second by Heimkes. Vote all ayes. Motion carried 4-0.

Motion to recommend approval of the PUD Amendment called by Will, motion made by Bohlman, second by Heimkes. Vote all ayes. Motion carried 4-0.

Motion to recommend approval of the Preliminary Plat called by Will, motion made by Bohlman, second by Heimkes. Vote all ayes. Motion carried 4-0.

C. Temporary Use Ordinance Amendment- Withdrawn

Planning Consultant Hofer presented the staff report for the project. There is no action as this is informational.

The commissioners had a brief discussion on temporary uses including outdoor seating allowed during COVID declared emergency and question if they are still in effect. They would like to proactively talk about outdoor sales like a farmers market in the future to ensure its allowed.

5.0 OLD BUSINESS

A. Discussion Item – Tobacco Zoning Regulations

It was noted that a moratorium on edibles has passed. There was discussion about future conditions related to licensing and that some edibles regulation may or may be a land-use or zoning item but may be more appropriate for licensing regulations. There was question about a sign for a tobacco store. Mr. Hofer explained to his knowledge it met ordinance criteria.

6.0 PLANNERS REPORT

A. General Updates

Hofer noted the temporary banner sign on First Street is allowed for 30 days and that the city has reached out to them and advised of radiancance requirements.

7.0 CITY COUNCIL MEMBER UPDATE

It was noted that Council recently had CIP and budget discussion. There was lots of community input and the staff did a great job in explaining the taxation methodology.

8.0 COMMISSION MEMBER UPDATE

Commissioner Bohlman asked what the city can do about people on corners asking for money. Commissioner Will suggested a Councilmember inquire with the Police Chief.

Commissioner Bohlman asked what the city can do about the “stuff” that people put out on the curb for “free” that is left out for extended periods of time. Hofer noted that staff will check the ordinance and report back

9.0 ADJOURNMENT

At 7:35 p.m., motion called by Will, motion made by Heimkes, second Penney, to adjourn to September 13. Motion carried 4-0.