

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
January 10th, 2023**

1.0 CALL TO ORDER

**Present:** Scott Penney, Jane Bohlman, Jeff Will, and Ray Sandey  
**Also Present:** Planner/Economic Development Specialist Barrett Voigt,  
Planning Intern Mariam Arowoshere  
**Absent:** Sandra Johnson, Bill Heimkes, and Brenda Lieske

Meeting called to order at 6:34 pm.

2.0 ADOPT AGENDA

Commissioner Will requested to add item 4B. Election of Officers to the agenda.

**Motion by Bohlman to adopt the agenda as amended. Seconded by Penney. All Commissioners voted aye and the motion was declared carried.**

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, December 13<sup>th</sup>, 2022  
No discussion.

**Motion by Sandey to approve the December 13, 2022 Minutes as presented. Seconded by Penney. All Commissioners present voted aye and the motion was declared carried.**

4.0 NEW BUSINESS

A. Strategic Plan Review

City Planner/Economic Development Specialist, Voigt, provided a summary of the strategic plan as well as public comments from a corresponding survey. Mr. Voigt explained that the City Council would like to move forward with reviewing design standards in the new future and that the Planning Commission would take part in the process. Mr. Voigt also stated that the Planning Commission could move forward with creating a work plan for the 2023 year.

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The Planning Commission discussed design standards and zoning ordinance updates. Commissioner Will stated that the work plan document would be a dynamic document and change throughout the year as priorities changed.

### B. Election of Officers

**Motion by Bohlman to elect Will as Chair. Seconded by Penney. All Commissioners present voted aye and the motion was declared carried by 4-0.**

**Motion by Will to elect Bohlman as Vice Chair. Seconded by Sandey. All Commissioners present voted aye and the motion was declared carried by a vote of 4-0.**

## 5.0 OLD BUSINESS

### A. Zoning Ordinance Amendment – Tobacco Sales

Mr. Voigt presented the staff report for a zoning ordinance amendment to regulate tobacco sales and to make minor edits to improve the code language. Voigt stated that all approval criteria have been met and staff is recommending approval.

Commissioner Sandey inquired if CBD sales land uses in the C-2 zoning district should be permitted to allow for tobacco sales as an accessory use. Mr. Voigt stated that city ordinance considers CBD as a retail use and that the individual use is not listed in the code. Mr. Voigt stated that CBD sales land use would need to be added to the code to differentiate it from retail land use, but cautioned that the moratorium on THC sales would expire this year and that future ordinance amendments could potentially conflict with the proposed language in the staff report in the future.

**Motion by Penney to recommend approval of the proposed zoning amendments. Seconded by Sandey. All Commissioners present voted aye and the motion was declared carried by a vote of 4-0.**

### B. 2022 – Year End Review

Planning Intern Arowshere presented the staff report on the 2022 year-end review.

### C. Interim Use Permit and Conditional Use Permit Annual Review Scott Penney to accept the recommendations from staff.

Planning Intern Arowshere presented the staff report on the Interim Use Permit and Conditional Use Permit Annual Review.

2022 year-end review.

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### 6.0 PLANNERS REPORT

#### A. General Updates

Mr. Voigt stated that the County Appraisers had stated that single family home sales appear to be decreasing and that it may be attributed to high interest rates and high sale price values.

#### B. Next Meeting – Tuesday, February 14<sup>th</sup>, 2023

### 7.0 CITY COUNCIL MEMBER UPDATE

None

### 8.0 COMMISSIONER MEMBER UPDATE

Chairman Will stated that he would like to see building inspectors involved earlier in the development review process to reduce risk and uncertainty for developers. Sandey and Voigt stated that had seen similar failures and successes in other communities. Planning Commissioners requested staff to discuss with city staff.

### 9.0 ADJORNMENT

**Motion by Penney to adjourn. Seconded by Sandey. The meeting was adjourned at 8:32 p.m.**