

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
November 14, 2023**

1.0 CALL TO ORDER

Present: Jane Bohlman, Sandra Johnson, Brenda Lieske, Scott Penney, Ray Sandey, Lea Schulte, and Jeff Will

Meeting called to order at 6:31 pm by Chair Will.

2.0 ADOPT AGENDA

Motion by Bohlman to adopt the agenda as presented. Seconded Johnson. All commissioners present voted ayes. And the motion was declared carried.

3.0 APPROVAL OF MINUTES

A. October 10, 2023

Motion by Lieske to approve of the October 10, 2023 Minutes as presented. Seconded by Bohlman. All commissioners present voted ayes. And the motion was declared carried.

4.0 NEW BUSINESS

A. ISD 717 Elementary and High School Addition – Preliminary Plat, Final Plat, Planned Unit Development (PUD), and Site Plan Review

Voigt presented the staff report for ISD 717 Elementary and High School Addition of the applications of Preliminary Plat, Final Plat, PUD, and Site Plan Review for the proposed building addition to the Jordan Elementary School. Voigt recommended approval with conditions

Will opened the public hearing and attendees were invited to comment.

Sandey inquired about the proposed site layout for future improvements.

Nathan Herman of ISG addressed site circulation, explaining the plan for pickup and drop-off using the roundabout and a loop road to address congestion concerns. He highlighted the separation of pickup/drop-off areas for cars and buses, ensuring safety for students, and the separation of elementary school and high school traffic. Herman stated that the front entrance would be shifted east and that the rooftop equipment screening request was part of the PUD application citing structural concerns and budget constraints.

Sandey stated that with past school projects there were mechanical system failures.

Herman stated the project would include a new roof and that an interior update for the whole school was included with the project.

Sandey inquired if rooftop screening was provided on the existing middle and high school buildings.

Dan Layman of ISG stated that screening was provided on both buildings with penthouse architectural features.

Lieske and Schulte inquired about the growing student population.

Rena Case Evenson, Superintendent of Jordan Public Schools, provided details about additional classrooms and plans for handling the expanding student population.

Penney stated that he felt the school was currently undersized and inadequate for current needs. He stated that he felt the public input process prior to the levy was very good and that the building additions and site update were needed for both growth and current needs.

Will stated that he thought it was hard to justify no rooftop screening for the elementary school building and that he did not want to set a precedent by allowing the PUD to remove screening requirements.

Janet Gilmer of 112 Arabian Court inquired why with a new roof proposed for the elementary school building that there would be a concern for screening.

Schulte inquired how much rooftop screening would weigh.

Will stated that he closed the public hearing, would like to see rooftop equipment screening requirements applied, and that the City Council could re-instate screening requirement waiver into the PUD if they disagreed.

Motion by Sandey to recommend approval of the Preliminary and Final Plat as detailed in the staff report. Seconded by Lieske. All commissioners present vote aye and the motion was declared carried by a vote of 7-0.

Sandey stated that he would prefer rooftop screening for the entire elementary school building and that financial constraints are not a factor when all other applicants are required to comply with zoning requirements.

Johnson and Lieske stated that they did not know how it would be possible to provide screening for the entire building

Penney stated that he would like to see school funds used for educational purposes rather than building improvements

Will stated that he would like to know the cost of rooftop screening.

Lieske stated that she didn't think screening would be necessary and would like to provide cost savings for the project.

Motion by Sandey to recommend approval of the Preliminary and Final PUD with the condition of rooftop equipment screening for the existing building and proposed building additions. Second by Will. Bohlman, Sandey, Schulte, and Will vote aye. Johnson, Lieske, and Penney vote nay. Motion was declared carried by a vote of 4-3.

Motion by Sandey to recommend approval of the Site Plan Review with the condition of rooftop equipment screening for the existing building and proposed building additions. Second by Bohlman. Bohlman, Sandey, Schulte, and Will vote aye. Johnson, Lieske, and Penney vote nay. Motion was declared carried by a vote of 4-3.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

A. General Updates

Voigt provided an update on upcoming development applications for the December 12, 2023 Planning Commission Meeting.

Hofner provided an update on the resolution extending subdivision regulations beyond city limits.

B. Next Meeting – December 12, 2023

7.0 CITY COUNCIL MEMBER UPDATE

Council Member Johnson provided an update on the Brew d'Etat business.

Council Member Penney provided an update on the real estate transfer of 108 1st Street West and the patio construction for Frankie's Wunder-Bar at 214 1st Street East.

8.0 COMMISSION MEMBER UPDATE

Lieske stated that her last meeting as Commissioner would occur at the next meeting in December and that she did not anticipate applying for an addition term.

Hofer stated that Will and Bohlman would have expiring terms in December and that applications would be sent out to apply for additional terms.

Schulte stated that she was aware that a spa company anticipated moving into the Sand Creek Flats 1st floor commercial area of the building.

9.0 ADJOURNMENT

Motion by Johnson to adjourn, Second by Schulte. The meeting was adjourned at 7:27 pm.