

**MINUTES OF THE PROCEEDINGS  
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN  
IN THE COUNTY OF SCOTT  
July 9th, 2024**

1.0 CALL TO ORDER

**Present:** Lea Schulte, Ray Sandey, Jane Bohlman, Jeff Will, Scott Penney, and Michael Vourlos

**Also Present:** T.J. Hofer, Planning Consultant; Sahni Moore, Planner/ Economic Development Specialist

**Absent:** Sandra Johnson

Meeting called to order at 6:32 pm.

2.0 ADOPT AGENDA

**Motion by Penney to adopt the agenda as amended. Seconded by Schulte. All commissioners present voted ayes. The motion was declared carried.**

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, May 14<sup>th</sup>, 2024

B. Planning Commission Meeting Minutes, June 11<sup>th</sup>, 2024

**Motion by Bohlman to approve of the May 14<sup>th</sup>, 2024 & June 11<sup>th</sup> 2024 Minutes as presented. Seconded by Vourlos. All commissioners present voted aye. The motion was declared carried.**

4.0 NEW BUSINESS

A. Conditional Use Permit – 104 3<sup>rd</sup> Street East

Hofer presented the application for 104 3<sup>rd</sup> Street East regarding a conditional use permit for a two-family dwelling in the R-2 zoning district. Hofer recommended the Planning Commission discuss the item, hold the public hearing and provide a recommendation to City Council.

**Motion by Sandey to open the public hearing. Seconded by Penney. All other commissioners present voted aye. The motion was declared carried.**

Will opened the public hearing at 6:42 pm.

Richard Thom, 211 Varner Street N, stated he objects to this proposed use and stated the proposed use would depreciate the value of the surrounding properties. Thom stated the

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property would be month-to-month transient renters from now on that do not add value to the community. Thom stated the increase in cars there would add to noise and congestion into the quiet neighborhood.

Ryan Haecherl, 109 2<sup>nd</sup> Street E, stated the proposed use would both tarnish and lower the value of the area dramatically. Haecherl stated he thinks it should stay a single-family home and opposes the proposed use.

Matt Gens, 210 Varner Street N, stated there may be parking issues with a church nearby and would be opposed to the proposed use in general.

**Motion by Sandey to close the public hearing. Seconded by Shulte. All other commissioners present voted ayes. The motion was declared carried.**

Will closed the public hearing at 6:53 pm.

Shulte stated she understood this proposed use was to capitalize on investment and to address the concerns about transient renters. Shulte stated she was a renter for many years and left the property in much better condition than when she left. Shulte asked about the land value issue.

Hofer stated studies overwhelmingly show increases of density do not depreciate land value.

Sandey stated the application met the criteria required and there was no legal reason that would allow for the Commission to recommend denial of the proposed use.

Bohlman stated renters do not take care of property like owners would.

Sandy stated he was a renter for twelve years and left the rental property better off than when he moved in.

Penney stated that based upon the plans, the owner would likely charge a decent amount of money for rent, which would most likely limit the people who could rent it as far as addressing the concern of bringing in unsavory neighbors. Penney stated he felt for the people in the area, but didn't feel legally it could be turned down. Penney Stated he was inclined to vote against it because he could not see the point of cramming more houses in a small area. Penney stated it legal what he was doing, but did not have to like it.

Will stated if he votes for acceptance of the use, it is not because he necessarily likes the idea, but because it is legal and meets all required criteria.

Sandey stated he believed this two-family dwelling will bring up property values in the area.

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**Motion by Shulte to approve the Conditional Use Permit – 104 3<sup>rd</sup> Street E as presented. Seconded by Sandey. The motion was carried with a vote of 6-1 (Ayes: Schulte, Sandey, Will, Penney, Vourlos. Nay: Bohlman.) The motion was declared carried.**

### 5.0 OLD BUSINESS

No old business was discussed.

### 6.0 PLANNERS REPORT

#### A. General Updates

Hofer stated a rezoning and conditional use permit application was received for 6380 190<sup>th</sup> Street West.

#### B. Next Meeting – Tuesday, August 13<sup>th</sup>, 2024

### 7.0 CITY COUNCIL MEMBER UPDATE

Penney discussed updates relating to the house located at 419 Broadway Street South.

### 8.0 COMMISSIONER MEMBER UPDATE

Bohlman asked for an update on the Council Chambers bathrooms and who cleans the history center.

Moore stated the Public Works Director said everything was stocked in the bathrooms and no one cleans the history center as it is always locked.

Schulte stated that they had no update.

Sandey stated that they had no update.

Bohlman stated that they had no update.

Penney stated that they had no update.

Vourlos stated that they had no update.

### 9.0 ADJORNMENT

**Motion by Shulte to adjourn. Seconded by Penney. The meeting was adjourned at 7:21 pm.**