



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, AUGUST 22, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on August 22, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Amanda Prince- Chair
Blake Cevering (ZOOM)
Sheldon Greener – Vice Chair
Jessica Smith
Bryce Widdison

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Lieutenant Lavelly – Weber County Sheriff
Reed Richards – City Attorney (ZOOM)

AUDIENCE PRESENT:

See attached list.

6:30PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed.

7:00PM REGULAR MEETING

1. Meeting Called to Order

At 7:00pm Commissioner Prince called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

None

4. Action Items

- a. Rezoning Request: Terrastrada LLC located approximately at 5500 S 4700 W. The request is for rezoning of property from low density residential to commercial (C2) and residential mixed use planned unit residential.

Morghan Yeoman, our city recorder, gave a presentation. Morghan explained the request from residential to commercial (C2) and mixed use planned unit residential. Morghan displayed a color-coded map of the proposal that was provided in the packet sent out to residents.

(Commissioner Prince explained to Resident(s) attending this meeting that they will be allotted 3 minutes to express a concern about the agenda.)

Brett Whalen - From Anderson Whalen Associates Consulting Engineers Located at 2010 N Redwood Road, SLC UT. Brett explained the timeline of the project. Brett showed the changed plans since the last meeting with R2 and R4 residential plans. Brett is working on getting access from the 4700 W to the Smith's and residential plans. Brett Whalen said that there will be no apartments, currently they are looking at patio homes and townhomes and are open for discussion.

Stephanie Russell - gathered information on crime statistics and presented information on community re-investment agencies and areas. Community Re-investment agencies offer opportunities to the city. Stephanie explains that Smith's will benefit our city by bringing in sales tax and county property tax. The County can enter an agreement where they can leverage county property tax and put it back into the city. The county then can entertain the idea of helping with the infrastructure of the project as well as the city.

Lieutenant Lavelly – Lavelly talked about crime analysis and cost impact on the city. Lavelly presented the data he collected from Davis County regarding the West Point Smith's.

Conversation between Planning Commissioners and Brett Whalen regarding the building process and construction timeline. Predicting 2027-2028 opening date with a two year construction timeline.

Conversation between Planning Commissioners and Stuart regarding the timeline between the construction of Smith's and the residential construction that will take place right after.

Planning Commissioner Prince and Stuart had a conversation regarding the fiscal analysis report.

Stuart and Planning Commissioners speaks on affordable housing and first-time home buyers.

Commissioner Prince announces open to public comment

Mary Simpson – Hooper resident
Encourages Commission to use the general plan. Would like to adhere to the zoning that is in the general plan.

Kelly Christiansen – Hooper resident
Kelly strongly encourages the Smith's marketplace states that we need our city to grow. Kelly would love to see our police department come patrol 4700 is tired of the speeding cars on that road.

Travis Bates – Hooper resident
Travis speaks on the benefits of the Smith's Marketplace and the city of Hooper; Travis explains that Plain City has a grocery store without much change that hinders Plain City. Travis reminds everyone that Davis Corridor is coming, and that Smith's will help Hooper.

Tracy Woodward – Hooper resident
Tracy states that years ago developers wanted to develop that same land and Hooper told them no. Tracy questions why it is ok for the land to be rezoned for Smith's and not for the other.

Michelle Marigoni – Hooper resident
Michelle doesn't know how Hooper can rezone to a zone Hooper doesn't have.

Stacey Judkins – Hooper resident

Stacey asked for clarification on if Smith's or a similar grocery store was up for discussion a few years ago with the former Mayor and Stuart. Stacey also asked if any other Hooper city staff had met with Stuart Adams privately regarding the Smith's project. Stacey also questions Stuart's intentions for Hooper city.

Lamah Class – Hooper resident

Reminded the city of a house bill 406. He is concerned that the city wants 60 ft. roads that will cost more money than he states the city doesn't have.

Karen Peterson – Hooper resident

Karen states that the people of 4700 do not want the big mess that Smith's will bring. Karen went to her neighbors and got multiple signatures of people that do not want the Smith's Marketplace brought to Hooper. Karen also states that she wants Hooper to follow the plan that was put out in 2022 and to leave the land in Agriculture.

Brian Murrah – Hooper resident

Brian personally wants Hooper to do the rezone he would not like to see apartments. Brian states that Hooper city needs the money and that Smith's Marketplace can bring and other businesses that can benefit the city.

Ryan Ross – Hooper resident

Ryan is against the rezone. Ryan states he moved to Hooper for peace and quiet. Ryan would like to see a police call analysis that shows how it affected a 2-mile radius not just the west point place alone.

Amber Kelso – Hooper resident

Amber encouraged the fiscal analysis to be done to make a decision to show some assurance that it will be a big enough benefit for Hooper in the long run. She also does not want to change the recent general plan.

Bruce Taylor – Hooper resident

Bruce read words from Hooper's master plan that Hooper city wants measured and controlled growth. Bruce states people have the right to sell their land, but the city needs to protect the citizens from changing what the people want. Bruce says that the rezoning will change Hooper city.

Mark Allen – non-resident

Mark speaks on what Washington Terrace started out with and what the city has now, and that the citizens have now sales tax. Mark speaks on the UDOT

West Davis Corridor coming less than a mile away. Mark speaks on the great opportunity that the corridor will bring if Hooper city puts businesses where people are forced to exit the corridor and the money they will spend in Hooper.

Monte Dickson – Hooper resident

Monte addresses Stuart and states she didn't want the Smith's at the previous meeting, and she still don't want it now. Monte questions the promises that are not certain. Monte states that the General Plan was placed with citizen input and wants to see the proposal on the next ballot.

Tracy Wallace – Hooper resident

Tracy had the question if sewer and storm water drains need to be in place to get the building permit? Tracy states residents are being denied building permit with septic and forced to pay sewer when it is not available. Tracy questioned how much taxes will go up if Hooper needs a police department after businesses come to Hooper.

Blake Marigoni – Hooper resident

Blake's main concern is once we rezone Hooper loses all control of what happens in Hooper. Blake states that the plan is no very solid.

Max Simpson – Hooper resident

Max is against changes to the General Plan. Max states there was a lot of time and effort put into the plan. Max feels like Hooper is stable and Hooper is making a mistake chasing the money.

Jake Kelso- Hooper resident

Jakes concern is once or if the rezone is approved how will the city of Hooper tell anyone else no. Jake agrees that the fiscal analysis needs to be done.

Susan Stirland- Hooper resident

Susan looked at the General Plan when purchasing their home because she agreed with the plan, she agrees with others that if the gate is opened for businesses, then it can't close. Susan voted for the mayor because she stated she would take care of the city of Hooper. Susan is aware that building does need to take place but doesn't want the city of Hooper to be bullied into businesses. Susan also states Hooper does not need sewer.

Dennis Blanchard – Hooper resident

Dennis thanks the planning commissioners for their patience in everyone's opinions. Dennis states the future is coming toward us and that the general plan is the best guess. Dennis questions how Hooper will handle the future and states that Hooper should do what is best for the city and it may not be what everyone wants.

Sarah Feilding- Hooper resident

Sarah talks about Ancestors helped make Hooper what Hooper is today. Sarah strongly agrees that Smith's does not belong right across her home in Hooper. Sarah does not want to lose the view out her windows of Hooper. Sarah understands the need for tax base, but strongly opposes the rezone.

Katie Parkinson- Hooper resident

Katie feels like Hooper is picking on her area. Katie does not have a lot of confidence in Hooper anymore. Katie is bothered the most by the homes and townhomes that are proposed in the rezone right behind her home that will not like the smell of the way of life out in the country of Hooper.

Dylan Robinson- Hooper resident

Dylan is for Smith's Marketplace but does not like the current Plan, which does not fit Hooper's General Plan. Dylan would like to see the residential plan of the rezone be R2.

Connie Collard – Hooper resident

Connie states she is 1 or 7 property owners that need clarification. Connie states that she worked on that farm for years growing up and loves the land. She understands that times change but does not like the thought of Smith's coming to the land she loves. Connie wants to understand how a couple subdivisions near her with small lots and is not sure how they got improved. Connie states that Stuart is a stand-up guy and does not want his name thrown through the mud like people are.

Rick Christensen – Hooper resident

Rick is for the Smith's rezoning. Smith's will be in Rick's backyard. Rick is concerned that the sewer he paid for 4700 got widened still does not work.

Keith Blazer- Hooper resident

Keith thinks that the family can do whatever they want with their land. Keith states Hooper land is going to sell, and the freeway is coming, change is coming. Keith wants Hooper to plan for the change.

Planning Commissioner Amanda Prince read citizen comments that were emailed as well as a petition letter. See attached letters and emails.

Planning Commissioner Amanda Prince addressed the questions that were asked during citizen comments.

Planning Commission and Stuart discuss the fiscal analysis impact study and clear up questions and comments.

Planning Commission discuss to table the rezone request.

COMMISSIONER WIDDISON MOTIONED TO TABLE THE REZONE REQUEST UNTIL A FISCAL IMPACT STUDY 3RD PARTY, PAID BY THE DEVELOPER AND CHOSEN BY THE CITY COUNCIL. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
GREENER	AYE
SMITH	AYE
CEVERING	AYE
WIDDISON	AYE

MOTION TABLED.

5. Citizen Comment

(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)

None

6. Adjournment

AT APPROXIMATELY 9:55 PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
SMITH	AYE
GREENER	AYE

**CEVERING
WIDDISON
MOTION PASSED.**

**AYE
AYE**

Date Approved: _____

Morghan Yeoman, City Recorder

DRAFT