



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, DECEMBER 12, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:00pm and their regular meeting at 7pm on December 12, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Amanda Prince- Chair
Sheldon Greener
Bryce Widdison
Blake Cevering

COMMISSION MEMBERS EXCUSED:

Jessica Smith

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
Brandon Richards – City Attorney
Lietenant Lavelly- Weber County Sheriff

AUDIENCE PRESENT:

See attached list

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed and the Planning Commission policy and procedures that Amanda Prince brought was read out loud by Amanda Prince.

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 Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated November 14, 2024
No changes.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 14, 2024, WITH NO CHANGES. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
PRINCE	AYE
WIDDISON	AYE
CEVERING	AYE
MOTION PASSED.	

4. Action Items

- a. Conditional Use Permit Request for JayDee and Angie Morrell for an oversized structure totaling 2,158 sq. ft. and an accessory dwelling unit totaling 953 sq. ft. located at 5183 S. 4950 W.

Malcolm Jenkins, the city planner, explained the plans without a screen presentation due to technical problems. Malcolm explained to the Planning Commission that they could find the plans and pictures in their packets.

Planning Commissioner Amanda Prince requested that they fill out the updated Conditional Use Permit and fill out the Additional Dwelling Unit form as well.

The Planning Commission and the City Planner discussed the plans for JayDee and Angie Morrell.

Angie Morrell- Hooper Resident

Explained their plans and answered any questions the Planning Commission had. Angie clarified there will be no business conducted out of structure.

Angie is working with Weber-Morgan Health with the septic system. Total sq. ft. on the structure is 2,158

No Public Comment.

COMMISSIONER WIDDISON MOTIONED TO APPROVED THE CONDITIONAL USE PERMIT REQUEST FOR JAYDEE AND ANGIE MORRELL FOR AN OVERSIZED STRUCTURE TOTALING 2,158 SQ. FT. AND AN ACCESSORY DWELLING UNIT TOTALING 953 SQ. FT. WITH A HEIGHT OF 18 FT. LOCATED AT 5183 S 4950 W. WITH CONDITIONS THAT THE APPLICATIONS FOR THE ADDITIONAL DWELLING UNIT AND CONDITIONAL USE PERMIT BE UPDATED TO THE NEWEST FORMS. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
PRINCE	AYE
WIDDISON	AYE
CEVERING	AYE

MOTION PASSED.

- b. Conditional Use Permit Request for Brandon Miles for an oversized structure totaling 2,800 sq. ft. and an accessory dwelling unit totaling 456 sq. ft. located at 5453 W 4550 S.

The City Planner Malcolm Jenkins presented the plans with the plans on display for the Planning Commission.

Discussion between Planner Jenkins and Commissioners answering any questions. Commissioner Prince questioned if a kitchenette counted as a kitchen. The city attorney Brandon Richards confirmed that the kitchenette counts as a kitchen.

Brandon Miles - Hooper Resident

Brandon and Planning Commissioners clear up plan details with storage, pool house, access to building, additional dwelling unit and sq. ft. Brandon verified there will be no business conducted out of the structure. Commissioner Prince verified that Brandon Miles would need to fill out both the updated conditional use permit and the additional dwelling unit forms and the max height of entire structure is 24 ft. 10 and 5/8 inches.

No Public Comment.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR BRANDON MILES FOR AN OVERSIZED STRUCTURE TOTALING 2,800 SQ. FT. AND AN ADDITIONAL DWELLING UNIT TOTALING 456 SQ. FT. LOCATED AT 5453 W 4550 S WITH CONDITIONS THAT BRANDON MILES FILLS OUT THE CORRECT CONDITIONAL USE PERMIT AND ADDITIONAL DWELLING UNIT FORMS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- c. Conditional Use Permit Request for Ken Norman for an oversized structure totaling 2,400 sq. ft. located at 5540 W 3700 S.

The City Planner Malcolm Jenkins presented the plans with the plot map on display. The Planning Commission and Planner Jenkins talked about whether the home is being built at the same time as the shop.

Ken Norman – Roy Resident – Soon to be Hooper Resident
 Ken Norman described his plans with printed pictures of how far his home is built thus far. Ken states that his plan is to build the home and barn at the same time. Ken states that the electricity will be installed in the barn later after yard and fence is done.

No Public Comment.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR KEN NORMAN FOR AN OVERSIZED STRUCTURE TOTALING 2,400 SQ. FT. LOCATED AT 5540 W 3700 S. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

**CEVERING
MOTION PASSED.**

AYE

- d. Discussion/Motion: Review conditions set on Drug and Alcohol rehab center.

Malcolm Jenkins the city planner pulled up emails with the conditions listed on display.

Matt Lowe – Holiday, Utah

Matt Lowe states he was not at the last meeting and does not agree to the conditions attached to the conditional use permit. Matt Lowe read aloud all the conditions that he does not agree with.

Commissioner Greener asked what the reasoning was by disagreeing when the representative agreed to the conditions placed at the prior meeting.

Matt Lowe stated that he feels like he is being set up to fail and that his representative did not agree to them. Matt also states that he will not comply with the conditions.

Commissioner Prince ensures Matt Lowe that The Planning Commission is not setting anyone up to fail. Commissioner Prince stated that they can appeal with the city council. Matt Lowe and The City Council had a discussion regarding the reasoning for attaching the conditions and explaining them. The Planning Commission and the City Attorney have discussion regarding the motion.

Matt Lowe stated he needs an appeal.

COMMISSIONER GREENER MOTIONED TO DENY THE REVIEW OF THE CONDITIONS PLACED ON THE DRUG AND ALCOHOL REHAB CENTER. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION DENIED.

- e. Motion- Request to open the General Plan from Torghele Hooper LLC; Representative-Village Development.

Malcolm Jenkins the city planner presented the plans with a map display.

Matt Lowe- Holiday, Utah

Mat Lowe explained their plans with the map and the reasoning behind wanting to open the general plan. Matt Lowe explained the plot map with half acre lots they want the general plan opened so they can get a rezone for 105 houses. The Planning Commission and Matt Lowe discuss different options with city amenities.

The Planning Commission discussed opening the general plan. Commissioner Prince states that there needs to be a substantial benefit to the city to get the general plan to open.

Garth Hubbard – Hooper Resident

Garth Hubbard came up to the mic to answer questions from Commissioner Cevering regarding his subdivision lot size.

The Planning Commission had a discussion regarding opening the general plan with suggestions to give a retirement community or change to ¾ acre lots.

COMMISSIONER GREENER MOTIONED TO DENY THE REQUEST TO OPEN THE GENERAL PLAN FOR THE TORGHELE HOOPER LLC. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION DENIED.

- f. Motion- Approval of recommendation on changes of Title X.

Discussion between Planning Commission, The City Planner Malcolm Jenkins, and The City Attorney Richards regarding changes made to Title X.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CHANGES MADE TO TITLE X WITH THE CHANGES MENTIONED. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

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.)

Stacie Grieco - Hooper Resident

Stacie questioned why when her husband asked for an appeal, they were not approved to be on the agenda but Mr. Lowe did.

The Planning Commission explained to Stacie that they are aware of the situation and explained the process.

6. Adjournment

AT APPROXIMATELY 8:37 PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder