



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, SEPTEMBER 12, 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 September 12, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Amanda Prince- Chair
Blake Covering
Sheldon Greener – Vice Chair
Bryce Widdison
Jessica Smith

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
Lieutenant Lavelly – Weber County Sheriff
Brandon Richards – City Attorney

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 Covering led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated August 8, 2024
Changes have been made.

COMMISSIONER GREENER MOTIONED TO APPROVE THE MINUTES DATED AUGUST 8, 2024, WITH THE MINOR CHANGES THAT WERE LISTED BY COMMISSIONER PRINCE. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

- a. Motion- Hansen Planning Group
Commissioner Prince explained that Hansen Planning Group is a firm that updates subdivision ordinance. Planning Commissioners agree to table until they can have more discussion with Hansen Planning Group in October 10 2024 meeting.

COMMISSIONER GREENER MOTIONED TO TABLE UNTIL OCTOBER 10, 2024 MEETING. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- b. Conditional Use Permit request for Alisha Gillis for an accessory dwelling unit totaling 609 sq ft located at 4570 W 5100 S.

Malcolm Jenkins, the city planner, gave a presentation. Malcolm explained what the structure will look like. The size and height of the structure. Explained that it needs to be moved and be 10 ft. from other structures.

Felix Guzman – representing confirmed that Alisha Gillis only wants it 609 sq. ft. no larger. Felix also confirms that moving it to the location needed is no problem

No Public Comments

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR ALISHA GILLIS TOTALING 609 SQ. FT. LOCATED AT 4570 W 5100 S FOR A ACCESSORY DWELLING UNIT WITH CONDITIONS OF THE SITE PLAN BEING UPDATED TO A MINIMUM DISTANCE OF 10FT. BETWEEN BUILDINGS AND THE ACCESSORY DWELLING UNIT BE PUSHED BACK BEHIND THE REAR EDGE OF PROPERTY ALSO THAT THE APPLICATIONS BE SIGNED BY THE OWNER. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- c. Conditional Use Permit request for Robert Edwards for an oversized structure totaling 1,826 sq ft located at 4373 S 5400 W.

Malcolm Jenkins, the city planner, gave a presentation. Malcolm explained what the structure will look like. Explained that the structure will not have plumbing or electrical and will not be used for business.

Robert Edwards explained the structure and what it will be used for.

No Public Comments

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR ROBERT

EDWARDS FOR AN OVERSIZED STRUCTURE TOTALING 1,826 SQ FT LOCATED AT 4373 S 5400 W. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- d. Conditional Use Permit Request for Torghele Hooper LLC for a Group Youth Home: Drug and Alcohol Treatment Center located at parcel number 08-712-0003 lot 3.

Malcolm Jenkins, the city planner, gave an explanation on where the building will be located and displayed a map and building image.

Matt Lowe- stated that he brought Mike and his attorney Jesse Davis with him to help answer any questions.

Commissioner Cevering explained that since the last meeting Hooper still does not have the correct license Torgele is applying for.

Brandon Richards, our city attorney wanted clarification on license application. City Attorney Richards went over the application and the categories that need to be selected depending on what they are applying for. Mike explained that it will be an Adolescent Treatment Center. Mike also explains the process through the state and ensures that they monitor it very well and in depth.

City Attorney Richards questions the ages on the application and the ages they are applying for. Commissioner Smith also asked why youth and not adults. Mike explains that there is such a need in adolescent help and explains how much is out there for teens that parents don't know about. That the average age of a teen to start taking drugs is 12 years old. Mike stated the facility would have in and out of state teens in their early stage of addiction.

Commissioner Smith asked for clarification on the fence that will surround the facility. Matt Lowe clarified that it will be a 6ft vinyl fence with a front gate.

Commissioner Smith questioned if they have runaways, what type of security they will have and how they will help with the financial burden on the city if they were to need police reinforcement. Mike states that it would be a rare situation that they would need police reinforcement. Mike states that the teens will be wearing bracelets so that they would know exactly where they are at at all times. Commissioner Smith asked the elementary school nearby would they catch any runaway before they got to the school, and would it be a

burden on the school being in lockdown every time a teen got out. Mike reinsured that the teens would not want to go to the elementary school they want to run to the nearest highway and get a ride out of there. Mike also explains that there will not be any teens there that are awarded by the state. Commissioner Smith asked for clarification that they will be able to regulate that the facility will not accept court appointed teens. Mike verified correct that the teens will not be court appointed, that the teens will be in the first stage of addiction. Mike also explains the difference between teens from juvenile court that have first offense and continuous offenses.

Commissioner Prince verified the ages of the teens that will be at the facility and asked for clarification on teens that are 18 or that turn 18 while in the facility.

Mike explains that teens that are 18 for a short time could finish their treatment, however if a teen was 18 before going into the facility, they would not except them. Matt Lowe says if that will help get their conditional use permit then they will draw the age line where hooper wants them to.

Commissioner Greener questioned the facility being co-ed. Mike explained that the teens will be highly monitored by state cleared staff and separated by gender.

Commissioner Prince questioned how they will keep the additional land secure that is not fenced in if they are using it for trails and exercises. Mike explained when they use the acreage that it will be monitored by staff.

Commissioner Prince asked if they are open to fencing in the rest of the property. Matt Lowe stated that he does not feel that that is necessary because they will all be monitored and supervised whenever there is activities out there.

Commissioner Prince asked for their complete security plan. Mike explained there will be cameras in all hallways, bracelet monitors on the teens, staff checking in everywhere and monitoring night and day.

Commissioner Prince asked if there are financial programs and grants. Mike clarified that insurance generally pays for the program.

Commissioner Cevering questioned if they have a max number of kids that they will allow in the program at one time. Matt Lowe stated that 20 kids is their max number of kids. Commissioners and Mike discuss the amount of kids per room in the facility.

Commissioner Prince asked for clarification on if it will only be substance addiction or if it will handle other addictions problems. Mike clarified that it will be a chemical substance addiction only.

Commissioner Prince asked if they could guarantee that there will be no violence and sex offenders in the staff. Mike assured that everyone goes under

an extreme background check. Mike also states that the state of Utah closely monitors the program constantly.

Mike explained that the facility would put on meetings to inform the public what substances are going around in its community and what to look for. Planning Commissioners and the city attorney have discussions on what information is need for more research.

COMMISSIONER WIDDISON MOTIONED TO TABLE THE CONDITIONAL USE PERMIT REQUEST FOR TORGELE HOOPER LLC FOR A GROUP YOUTH HOME: DRUG AND ALCOHAL TREATMENT CENTER LOCATED AT PARCEL NUMBER 08-712-0003 LOT 3. WITH THE CONDITION ON GETTING MORE INFORMATION FROM MATT LOWE UNTIL OCTOBER 10 2024 MEETING. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION TABLED.

e. Discussion – Allowed Uses and Fees/Fines

Commissioner Prince presented the current Hooper City fees/fines. Planning Commissioners and the city attorney had discussion on residential, agricultural, commercial, and industrial fees and fines.

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.)

Bruce Taylor-

Bruce talks about the water well that was put in by his house. Bruce talks about the timeline of the approval of the water well and feels like Hooper was bullied into it.

Commissioner Cervering explained the timeline of the water well and provided information that Hooper water met the conditions needed.

6. Adjournment

**AT APPROXIMATELY 9:02 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
SMITH	AYE

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED