



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JANUARY 12, 2023, 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 January 12, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Blake Cevering
Sheldon Greener
Amanda Prince
Mary Simpson – Chair
Nathan Platt – Vice Chair

CITY STAFF & CITY COUNCIL PRESENT:

Tereasa Chugg – Finance
Dale Fowers – Mayor
Briant Jacobs – City Engineer
Brandon Richards – City Attorney
Morphan Yeoman – City Recorder

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

See attached list.

6:30PM WORK MEETING

1. Discussion on Agenda Items

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

7:00PM REGULAR MEETING

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Prince led in the Pledge of Allegiance.

b. Reverence

Commissioner Platt offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated December 8, 2022

**COMMISSIONER GREENER MOVED TO APPROVE
THE MINUTES DATED AUGUST 11, 2022.**

**COMMISSIONER CEVERING SECONDED THE
MOTION. VOTING AS FOLLOWS:**

COMMISSIONER:

CEVERING

PLATT

GREENER

PRINCE

MOTION PASSED.

VOTE:

AYE

AYE

AYE

AYE

4. Action Items

- a. Conditional Use Permit Request for Thomas Johnson for an oversized structure totaling 1,728 sq ft located at 6222 W. 5100 S.

- i. Applicant and/or Staff presentation(s)

Commissioner Simpson opened the conversation for Thomas Johnson to explain his oversized structure. Thomas Johnson explained that it will be used as a pole barn. [36 ft wide / 48 ft length / 16 ft tall] The pole barn will be built on the property, replacing an old shed. Commissioner Simpson asked if the existing building will be torn down. Thomas replied yes.

Commissioner Simpson also asked if there will be water and power ran to the structure. Thomas replied yes. Commissioner Simpson asked Thomas if he had all the setbacks marked completed. Thomas confirmed that it is correct.

- ii. Enter a public hearing to receive public input on request

Commissioner Simpson opened the public hearing.

No public comments were made.

- iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

iv. Planning Commission Discussion and/or motion on request

**COMMISSIONER PRINCE MOVED TO APPROVE THE
CONDITIONAL USE PERMIT THOMAS JOHNSON FOR AN
OVERSIZED STRUCTURE LOCATED AT 6222 W. 5100 S.
COMMISSIONER GREENER SECONDED THE MOTION.
VOTING AS FOLLOWS:**

<u>COMMISSIONER:</u>	<u>VOTE:</u>
CEVERING	NAY
GREENER	AYE
PLATT	AYE
PRINCE	AYE
MOTION PASSED.	

b. Final Review of the Pheasant Acres Subdivision located at approximately
2900 S. 5100 W. for RCAJ Adventures LLC.

i. Applicant and/or Staff presentation(s)

Briant Jacobs gave a presentation on the Pheasant Acres subdivision. He explained where the development would be within the land. There will be 8 lots in the R-1 zone. Explained that the Farm Equipment and the drainage from previous, will be removed. The storm water and drainage will be replaced. Granting access to the west to those that will need it. Final letters from the Hooper Irrigation and Taylor West Weber are still needed. Also needing the two (2) drainage easements on the land to the west. Commissioner Simpson questioned about each plat of ground and the drainage on each. Briant explained drainage on each parcel. Commissioner Greener asked how the water drains currently. Briant showed on map (presentation) how it sits currently and mentions that we are needing another easement for the water drainage. Commissioner Prince had asked how they could possibly affect the Rawson Ranch. Briant showed on presentation the drainage of the water that should not affect the Rawson Ranch Development. Also showing the different ponds that the water will be flowing too.

Commissioner Simpson opened it up to those that were there representing Pheasant Acres. John Newhall located at 1946 W. 5600 S. Roy UT. Confirming he will get letters out from Hooper Irrigation and Taylor West

Weber Water in regard to the subdivision. Commissioner Simpson asked about the water shares and irrigation. John is not aware of any issues that it may cause. Commissioner Cevering stated that without the letter from them, he talked about the families having (X) amount of water shares, are they willing to give up the water shares needing to give towards it. Commissioner Prince explained that all the paperwork needs to turn in to give to City Council.

ii. Enter a public hearing to receive public input on request

Commissioner Simpson opened the public hearing.

Dylan Robinson located at 3223 S. 5100 W. is opposed to this subdivision. stated his concerns for the water going into the Rawson Ranch subdivision. Dylan feels like there is unresolved issues within Rawson Ranch. Commissioner Simpson asked for Dylan to be specific on what 'issues' he feels like is there. Dylan stated that the homes around the area are not at good levels, which make the homes have water issues. Briant Jacobs gave confirmation with Dylan on his water tables. Commissioner Simpson asked Dylan if his home is flooded, responding back, not actively. Dylan stressed his concern for having the subdivisions going around his home, where they are grading up the lots, his home will be in a lower grade and may receive many floods in or around his home. Commissioner Simpson stated that the flood levels have risen five (5) feet, which becomes non-buildable.

Nate Davis located at 3448 S. 5100 W. West Haven, spoke about the drainage plan, would recommend to build a contract to keep open during the time the changes are being made so that the subdivision does not have to suffer later. Commissioner Prince asked who keeps up on the drainage so there is no clogging, Briant replied that it will mostly be the property owners responsibility.

iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

iv. Planning Commission Discussion and/or motion on request

Briant showed the Hooper Irrigation letter in presentation. Talks about the drainpipe that needs to be ditched. (Northend of property) This did not address who owns the shares. Commissioner Prince reads off the Hooper Irrigation letter on what is needed for them to approve.

COMMISSIONER GREENER TABLED THE FINAL PLATT REVIEW OF PHEASANT ACRES UNTIL APPROVAL LETTERS AND DRAINAGE EASEMENTS ARE SUBMITTED. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
CEVERING	AYE
PLATT	AYE
GREENER	AYE
PRINCE	AYE

MOTION TABLED UNANIMOUSLY.

c. Preliminary Review of the Spring Landing Subdivision located at approximately 3502 s. 5500 w. for Heritage Land Development and the Torghele Family

i. Applicant and/or Staff presentation(s)

Briant Jacobs gave a presentation on the subdivision. He explained the area that was shown was the Torghele parcel(s) was three (3) parcels and what they used to be. Showed the plan division process and how it has turn into four (4) parcels. Review for two phases. Spring Landing is LOT 1 of that land development. There are 30 building lots in the R-1 zone. What has been submitted supports the subdivision to move forward. Briant mentioned what else is needed is utility master plan to make sure everything is sized correctly for the future development on Lots 2 and 3. Commissioner Simpson questioned if Rawson Ranch will have enough room for the new flow of sewer. Briant confirmed with yes and stated that it is engineered for 400 units.

City Staff comments have been addressed and still needing an easement for the land draining to the west and supporting letters from all outside entities. Commissioner Cevering asked if they will receive secondary

pressurized water due to the low water tables. Briant confirmed that, yes and they are needing that final letter to push everything through.

ii. Enter a public hearing to receive public input on request

Commissioner Simpson opened the public hearing.

Pat Grieco located at 3501 S. 5100 W. is concerned about the utility master plan. Grieco asked to consider tabling this until things are turned in and asked for involvement on what is happening with the subdivision. Commissioner Prince asked if they will be noticed on the development of the land. Tereasa Chugg states that since we have already send out a notice, it is their responsibility to follow along with the agenda that are posted onto the State website. Confirmed that if they went back start Phase 2, then there would be another notice.

Dylan Robinson 3223 S. 5100 W. also concerned about the master utility plan. Also concerned about the land elevation.

Nate Davis located at 3448 S. 5100 W. West Haven, is worried about how many 1 acre lots there are, that will connect to Hooper Irrigation. Stated that hooper irrigation is the least amount of water in Weber County. Also concerned about the entrance into the subdivision on 3300 W. and if that would create any traffic concern. Nate is worried about Hooper water with all new lots. (R-1 zone).

Stacy Grieco located at 3501 S. 5100 W. donated her time to Nate Davis. Wanting to stress his concern of the frontage for each property, the secondary water, and the entrance to the subdivision. Commissioner Cevering asked how close the entrance was to the subdivision. Briant stated that it was 300 ft. Concerned about the new Elementary going with no sidewalks for the kids and the accidents that could and/or will happen. Commissioner Simpson says that 5100 road is owned by UDOT and we will have to be at least 400 ft from intersection to entrance. Briant confirmed that there is 400 ft.

Commissioner Simpson closed public comment, however, forgot to ask for the representative to come forward to speak.

Marshae Stokes located at 2642 S. 4850 W. Taylor, was the representative for Spring Landing Development. In terms for the shares for Hooper Irrigation, they have released how many shares would need for the 1 acre lots. She corrected the number of lots that will be developed. [32 lots]. Talked about the number of shares that they will get for the subdivision. Talked about the utility plan, and what would be best for the LOT 1 development and the appropriate pipe size. Spoke about Rawson Ranch ditch agreement and how they piped the line where the two subdivisions connect. Stressed that they have stressed about the Master Utility plan for the Lot 2 & 3 when not knowing what it would be in the future and can only design what the own at the moment. Commissioner Simpson asked Marshae if the city had a copy of the plan. Marshae confirmed that have one for their subdivision but not for the rest of the land. [Lot 2&3]. Commissioner Greener asked about the depth for the piping to get the correct flow that is needing. Marshae stated that they have a Geo tech that is able to get that information. Also mentions that she had a Geo tech study done for the whole 130 acres. Commissioner Simpson says why they want the Master plan, they can provide that to any future development. Marshae asked for Briant to provide them with the specifics they want on the master plan so they can come prepared for the next time.

Commissioner Simpson and other commissioners agreed to open back up public comment.

Nate Davis 3448 S. 5100 W. West Haven, recommend for the planning commission to make sure to get a diversion statement for the secondary water that it is in the documentation. Also wanting the commissioners to do a transportation study. Briant addressed the concerns of the transportation, that 5100 is owned by UDOT. The road widening will not be worked on until the new elementary school is built.

Zach Spencer 4596 W. 5750 S. has delt with the developers and have all good things to say about them. Asked for the engineering that will be done with the sewer, would like to give his experience and help.

iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

iv. Planning Commission Discussion and/or motion on request

Commissioner Prince agrees that Spring Landing should not have to be in charge of the future development around it. Just have them focus and give them the parameters that are needing to be done. Commissioner Greener asked Briant if there is a way to give them those parameters that are wanted/needed? Briant responded, most likely. Commissioner Platt asked if there was already plumbing stubbed. Briant stated that they are stubbed through Rawson Ranch. Commissioner Greener asked about the pump station and if we will be able to have access to the pump station. Commissioner Prince asked if there was a difference in this land than the others. Briant responded that if we have the correct pipe size and use of the pump station. Marshae said that they can submit any of those plans that are needed once she gets the specifics that Briant is needing from her.

COMMISSIONER PRINCE TABLED THE PRELIMINARY APPROVAL FOR SPRING LANDING SUBDIVISION LOCATED AT APPROXIMATELY 3502 S. 5500 W. FOR HERITAGE LAND DEVELOPMENT AND THE TORGHELE FAMILY UNTIL ADEQUATE MASTER UTILITY PLAN UNTIL NEXT MEETING. COMMISSIONER PLATT SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
CEVERING	AYE
GREENER	AYE
PLATT	AYE
PRINCE	AYE

MOTION TABLED UNANIMOUSLY.

- d. Motion- Confirm time and place of regularly scheduled Planning Commission meetings for the year 2023

COMMISSIONER CEVERING MOVED TO APPROVE THE SCHEDULED PLANNING COMMISSION MEETINGS FOR YEAR 2023. COMMISSIONER GREENER SECONDED. A ROLL CALL VOTE WAS TAKEN AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
CEVERING	AYE
GREENER	AYE
PLATT	AYE
PRINCE	AYE

MOTION PASSED.

e. Motion – Appointment of 2023 Planning Commission Chairperson

COMMISSIONER GREENER MOVED TO APPROVE THE APPOINTMENT OF 2023 PLANNING COMMISSION CHAIRPERSON, MARY SIMPSON. COMMISSIONER PRINCE SECONDED. A ROLL CALL VOTE WAS TAKEN AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
CEVERING	AYE
GREENER	AYE
PLATT	AYE
PRINCE	AYE

MOTION PASSED.

f. Motion – Appointment of 2023 Planning Commission Vice-Chairperson

COMMISSIONER PRINCE MOVED TO APPROVE THE APPOINTMENT OF 2023 PLANNING COMMISSION VICE – CHAIRPERSON, SHELDON GREENER. COMMISSIONER CEVERING SECONDED. A ROLL CALL VOTE WAS TAKEN AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
CEVERING	AYE
GREENER	AYE
PLATT	AYE
PRINCE	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.)

Allan Dailey located at 5155 W. 4250 S. Concerned about the oversized structure being built at the address of 5179 W. 4250 S. Plans that were given is what is not being built. Feels like it was lacking a lot of information. Structure is higher than 18 ft. Asked for the inspector to come out and measure and the contractor confirmed it being 22 ft. Commissioner Simpson stated that they are unsure what to do in this situation. Tereasa stated that the issues are being addressed and will be brought back to the next planning commission meeting.

6. Adjournment

**AT APPROXIMATELY 8:25PM, COMMISSIONER GREENER
MOVED TO ADJOURN THE MEETING. COMMISSIONER
PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

COMMISSIONER:

VOTE:

CEVERING

AYE

GREENER

AYE

PRINCE

AYE

PLATT

AYE

MOTION PASSED.

Date Approved: _____

Morghan Yeoman, City Recorder