



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JUNE 13, 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 June 13, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Sheldon Greener – Vice Chair
Amanda Prince
Bryce Widdison

COMMISSION MEMBERS EXCUSED:

Blake Cevering

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Lieutenant Lavelly – Weber County Sheriff

AUDIENCE PRESENT:

Ken Parkinson, Drew Miskin, Heather Anderson, Marvin Zaugg, Neil Burk, Bryan Haley, Ashley Purcell, Kelly Christensen, Tracey Wallace, Keith Blazor, Mark Anderson,

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 Greener called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated May 9, 2024

COMMISSIONER PRINCE MOTIONED TO APPROVE THE MINUTES DATED MAY 9, 2024.

COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- b. Motion – Approval of Minutes dated May 28, 2024

All changes have been made.

COMMISSIONER WIDDISON MOTIONED TO APPROVE THE MINUTES DATED MAY 28, 2024.

COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

Commissioner Greener asked that we move the action items to accommodate those that were there.

COMMISSIONER PRINCE MOTIONED TO MOVE THE ACTION ITEM A DOWN BEFORE ITEM E.

COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- a. Conditional Use Permit request for Taylor West Weber Water for an antenna located at parcel number 15-728-0027.

Morghan Yeoman, the city recorder, gave the presentation of where the antenna will be located. Morghan explained that it will be located in the Rawson Ranch Subdivision. Ryan Rodger, the district manager, located at 2815 W 3300 S explained why they need the antenna there. He explained that this will help with water conservation and give alerts if there are any leaks detected. The alerts will be notified to those on their cell phone.

Jeff from Core Main explained what the antenna will look like. Commissioner Greener questioned on what kind of money it will save them to have these readings done. Jeff confirmed that it will save them thousands by not needing to send employees to go do meter readings.

No public comments.

Commissioner Prince stated her issues with the fall zone and that it will not interfere with residents. Jeff mentioned that they can adjust the height if needed. Commissioner Greener asked if they had insurance if the antenna did fall. Ryan confirmed yes.

COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR TAYLOR WEST WEBER WATER FOR AN ANTENNA LOCATED AT PARCEL NUMER 15-728-0027 WITH THE CONDITION THAT THEY PUT IT ON THE PROPERTY WHERE THERE IS NO RISK IN THE FALL ZONE. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

Ryan Rodger questioned if there was a specific spot on the property they would like the antenna to be located. Commissioners commented that they would like to see it still within the property, just if it would have fallen, it would be in that same parcel.

b. Final Review of the Perez Subdivision located at 5998 S 5100 W

Morghan Yeoman, our city recorder, gave presentation. Morghan explained that the property details. Efrain Perez explained that his parents own the property and he is trying to peel off an acre to build a home. Commissioner Greener asked if the dirt has been moved off the property. Efrain confirmed that it has not been moved. Efrain stated that he talked with Commissioner Cevering and was told that if Hogan Construction does not come back for the dirt, it will be okay to stay. Efrain explained that there was communication between his attorney and the cities attorneys. Commissioner Prince asked Efrain if he has received all final letters, Efrain was told that he would not need to have the final letters.

Commissioner Prince stated her concerns about the dirt and needing it to be in compliance before they would approve the subdivision, would recommend tabling it until July to get more clarification.

Drew Miskin located at 5944 S 5100 W commented that it is frustrating to see Efrain have to go in circles for this to be approved.

Cole Allen, Hooper Water Improvement District stated that they provide a water availability letter and not a will serve letter.

COMMISSIONER PRINCE MOTIONED TO TABLE UNTIL JULY 2024 TO GATHER MORE INFORMATION FROM THE ATTORNEY AND PUBLIC WORKS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION TABLED.

c. Final review of the Fower’s Legacy Subdivision

Morghan Yeoman, gave presentation. Morghan explained what is being done to the parcel. Thayne is looking to carve off two lots in the R1 zone. Thayne Fowers explained that he and his brother farm the ground but it getting to be too much. Thayne is creating the subdivision for his children to soon build on the property.

Commissioner Prince explained that a preliminary will serve letter was not provided from the Irrigation Company, but Hooper Irrigation stated that they would provide water and the letter would come later, however the letter is required for final approval. Thayne confirms that there is no secondary water on his road. Thayne and Commissioner Prince had conversation on the water shares that needed to be turned in to have it be a buildable lot. Thayne commented that our engineer told him that with there being no secondary water on that road, they will not need it.

COMMISSIONER PRINCE MOTIONED TO TABLE THE FINAL APPROVAL OF THE FOWERS LEGACY SUBDIVISION LOCATED AT 4815 S 6700 W UNTIL JULY 2024. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION TABLED.

- d. Conditional Use Permit request for Hooper Water Improvement District for a drinking water well and accessory buildings located at 4769 W 5100 S.

Morghan Yeoman, the city recorder, gave presentation. Korry Green, the board member gave a presentation as well. Korry explained where other tanks are located and what they look like in other areas. Commissioner Prince asked Cole Allen if he could read the concerns that were addressed at the last meeting.

Commissioner Prince asked for the sewer, if the only thing being used for that was for the restrooms. Cole confirmed yes. Commissioner Greener asked what the difference was in the two sites that have been talked about in today's meeting or previous meetings. Cole confirmed that they will need to build at both sites. Well #4 will be constructed in 2026 and Well #5 will be constructed in 2030.

Neil Burk, representing HWID explained the two different sites and the differences in both. Neil stated that there is higher production and more efficient for the well to be placed on 5100 S and explains the water quality. Commissioner Greener asked if they will need to drill for 24 hours a day for 8 days straight. Neil confirmed yes. Commissioner Widdison questioned if the

generator onsite will have a sound barrier. Neil confirmed yes. Commissioner Prince asked HWID if they have considered put the well in West Haven.

Stacy Jenkins commented on why they are squeezing it into a residential area and why won't they start on 5500 S.

Travis Bates located at 5008 W 4950 S felt like Hooper Water was more prepared this meeting. Travis questioned Hooper Water on where the master plan can be accessed. Also wanted to know where well #6 will be located. Cole Allen, confirmed that the property for well #6 is not purchased. The master plan maps are at the office.

Olivia Strauss located at 5223 S 4700 W does not want to see it go in. She would like to keep the views.

Karen Peterson has a problem with them picking the site to be in the middle of homes.

Katie Parkenson located at 4839 W 5100 S stated that she had to listen to the noise the entire time. Stated that it is not a normal construction site.

Ken Parkenson located at 4869 W 5100 S asked if this will be done during irrigation. HWID confirmed no, it will be done outside of irrigation watering.

Cathy Taylor located at 4745 W 5100 S stated that she is a lifelong resident and is ready to move.

Kelly Christensen located at 5237 S 4700 W stated that he did not get any cracks in his home or did he here the noise. He stated that he did not have a sound barrier and did not have an issue.

Bruce Taylor located at 4745 W 5100 S commented that is was denied in 2020 with Kory Green as mayor, but he is now on the board. They have no intension with the house, just wanted the field. Commissioner Prince corrected that Kory Green was not mayor at the time.

Ray Christensen located at 5315 S 4700 W thanked Hooper Water for predicting the future.

Tracy Wallace located at 4718 W 5100 S stressed her concern on the Wilson irrigation for the shares. Also shares information that she had received from Weber County Records office.

Keith Blazer located 5747 W 4350 S questioned on how tall the tank was, commissioners answered.

Richard Dunkley located at 5070 S 4700 W asked why the tank moved closer to the home.

Ryan Christensen and Neil stated that he was willing to take it into consideration. The sound walls can go as high as 25 ft. The drilling is not the sound, it is the air compressor. Commissioner Widdison asked if they could double to sound barrier. Neil stated that it is do-able, just cost more. Commissioner Prince asked what the long term goal was for the house on the property, Kory Green stated that they will either continue to rent or sale it.

Bruce Taylor located at 4745 W 5100 S stated that the police are constantly there due to drugs and fights.

Keith Blazer located at 5747 W 4350 S questioned if it would make a flag lot. Can they build a building over the structure?

Commissioner Prince questioned if it got denied, can we make the site on 5500 S work. Kory Green confirmed, not at this time.

Discussion between Hooper Water Improvement District and Commissioners on what could be done on the noise and light.

COMMISSIONER WIDDISON MOTIONED TO TABLE THE CONDITIONAL USE PERMIT REQUEST FOR HOOPER WATER IMPROVEMENT DISTRICT UNTIL JULY 11 FOR HWID TO GATHER MORE INFORMATION ON LIGHT, SOUND AND VIBRATION PLANS. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

- e. Discussion/Motion – Review fees/penalties for violations
- f. Discussion/Motion – Review of allowed uses

COMMISSIONER PRINCE MOTIONED TO TABLE ACTION ITEMS E AND F DUE TO TIME. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

No public comment.

6. Adjournment

AT APPROXIMATELY 10:28 PM, COMMISSIONER PRINCE MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

Date Approved: _____

 Morghan Yeoman, City Recorder