



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, DECEMBER 14, 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 December 14, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Mary Simpson – Chair
Sheldon Greener – Vice Chair
Amanda Prince
Bryce Widdison

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Briant Jacobs – City Engineer

COMMISSION MEMBERS EXCUSED:

Blake Cevering
Brandon Richards – City Attorney

AUDIENCE PRESENT:

Bridger Peck, Efrain Perez, Bill East,
Karianne East, Kevin Tubbs, Frank Peterson,
Kayla Peterson, Dale Fowers, Merlynn
Fowers, Christina Christensen, Trevor
Christensen, JoAnne Higley, Sheri Bingham

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 Simpson called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Simpson offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated November 9, 2023
i. Changes were discussed that needed to be made.

**COMMISSIONER PRINCE MOTIONED TO APPROVE
THE MINUTES DATED NOVEMBER 9, 2023.
COMMISSIONER GREENER SECONDED THE
MOTION. VOTING AS FOLLOWS:**

COMMISSIONER:
GREENER
PRINCE
WIDDISON
MOTION PASSED.

VOTE:
AYE
AYE
AYE

4. Action Items

- a. Conditional Use Permit Request for Kayla Peterson for an oversized structure totaling 4,050 sq ft with a height of 29 ft located at 7133 W 5500 S
i. Applicant and/or Staff presentation(s)

Briant Jacobs, our city engineer gave a presentation on where the structure will be located on the property. Explains that the structure height is 29 ft. Briant also discusses that they came back in October 2023 for a conditional use permit for 4000 sq ft and 24 ft in height. Now back for a new conditional use permit for 4050 sq ft and 29 ft in height.

Kayla Peterson explained the reasoning for coming back for a new conditional use permit is because they filled out the first application with the wrong information. Kayla had mis-read the plans incorrectly and was notified by the building inspector to come in and get a new conditional use permit for the height of the structure. Kayla explained that the peak of the building to grade is 26 ft 9 in, but was instructed by Briant, our city engineer to apply for 29 ft to have wiggle room if needed. Kayla explained that she will be parking her company vans in the oversized structure. Commissioner Simpson questioned Kayla that the newest things on the application are plumbing, electrical, and business use. Kayla confirmed, yes. Commissioner Greener asked if she had plans for the plumbing? Kayla commented that she does not have plans yet, but wants to prepare for the future.

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

No public comments.

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

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR KAYLA PETERSON FOR AN OVERSIZED STRUCTURE TOTALING 4,050 SQ FT WITH A HEIGHT OF 29 FT LOCATED AT 7133 W 5500 S. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- b. Conditional Use Permit Request for Bridger Peck for an oversized structure totaling 3,200 sq ft with a height of 25 ft located at 6589 W 5900 S

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

Briant Jacobs, our city engineer, gave a presentation. Briant explained where the oversized structure will sit on the property and the layout of the structure. Bridger Peck explained to Planning Commission that he currently does not have a garage on his primary home and would like something for storage. There will be a meter upgrade for 400-amp service. Bridger also explains that there are twelve (12) ft in between home and (future) oversized structure.

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

No public comments.

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

COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR BRIDGER PECT FOR AN OVERSIZED STRUCTURE TOTALING 3,200 SQ FT WITH A HEIGHT OF 25 FT. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

c. Final Review of the Fowers Subdivision located at 5618 S 6300 W

i. Applicant and/or Staff presentation(s)

Briant Jacobs, our city engineer, gave a presentation. Briant explains that this corner was the Higley Subdivision, but now coming back to do Fowers Subdivision in Lot 1 (of Higley Sudivision) and splitting it into two parcels on the plat map. Explained that this is a minor subdivision which means this is the final review. The staff comments were addressed.

JoAnne Higley explained the new subdivision and what they are looking to do with the property. Commissioner Greener asked if 6300 W was fixed and completed. Braint confirmed yes.

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

Trevor Christensen located at 6243 W 5600 S asked what the square footage and frontage were for lot 1 in the Fowers Subdivision. Briant and Sheldon provided information.

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

COMMISSIONER GREENER MOTIONED TO RECOMMEND THE APPROVAL OF THE FINAL REVIEW OF THE FOWERS SUBDIVISION LOCATED AT 5618 S 6300 W. COMMISSIONER PRINCE 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.)

Bridger Peck located at 6589 W 5900 S questioned if we have teamed up with a fiber company. Commissioner Greener confirmed, yes with Connex.

Trevor Christensen located at 6243 W 5600 S asked when fiber was coming down by him and when is that available. Commissioner Greener said it should be soon. Connex is in the upper west part of Hooper. He also explains that they are looking for a wireless beam to reach out to those further out west.

6. Adjournment

**AT APPROXIMATELY 7:43, COMMISSIONER GREENER
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER
WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

COMMISSIONER:**VOTE:****WIDDISON****AYE****GREENER****AYE****PRINCE****AYE****MOTION PASSED.**

Date Approved: _____

Morghan Yeoman, City Recorder