



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, NOVEMBER 14, 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 November 14, 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
Jessica Smith
Blake Cevering

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
Brandon Richards – City Attorney

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.

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 Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated October 10, 2024
No changes.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 10, 2024, WITH NO CHANGES. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

- a. Conditional Use Permit Request for Robert Hickman for an oversized structure totaling 1,472 sq. ft. and an accessory dwelling unit totaling 657 sq. ft. with a height of 26 ft. located at 5994 W. 5900 S.

Malcolm Jenkins, the city planner, explained the plans with a displayed map and plans.

Robert and Lori Hickman explained that the lean-to will not be on there in the build.

Discussion was had by Planning Commission, Robert and Lori Hickman regarding owner occupation, lean-to, and application update.

No Public Comment.

COMMISSIONER GREENER MOTIONED TO APPROVED THE CONDITIONAL USE PERMIT REQUEST FOR ROBERT HICKMAN FOR AN OVERSIZED STRUCTURE TOTALING 1,472 SQ. FT. AND AN ACCESSORY DWELLING UNIT TOTALING 657 SQ. FT. WITH A HEIGHT OF 26 FT. LOCATED AT 5994 W 5900 S. WITH CONDITIONS THAT IT

DOES NOT EXCEED 26 FT TALL AND THE APPLICATIONS FOR THE ADDITIONAL DWELLING UNIT AND CONDITIONAL USE PERMIT BE UPDATED TO THE NEWEST FORMS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION TABLED.

- b. Conditional Use Permit Request for Robert Edwards for an oversized structure totaling 2,160 sq. ft. located at 4373 S 5400 W.

The City Planner Malcolm Jenkins presented the plans with the plot map and awning on display.

Discussion between Planner Jenkins and Commissioners answering any questions.

Robert Edwards - Hooper Resident

Robert and Planning Commissioners clear up plan details and sq. ft.

No Public Comment.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR ROBERT EDWARDS FOR AN OVERSIZED STRUCTURE TOTALING 2,160 SQ. FT. LOCATED AT 4373 S 5400 W. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- c. Conditional Use Permit Request for Ray Hawks for an oversized structure totaling 2,500 sq. ft. located at 3661 S 5325 W.

The City Planner Malcolm Jenkins presented the plans with the plot map on display.

Jake Yeoman – Builder/ representing for Hawks

Jake and Planning Commissioners clear up plan details and sq. ft. Jake states that there will be no electrical or plumbing.

Rinda Potts – Hooper Resident

Stated that she does not like the looks of the building, stated that it will affect her resale, and will hinder her garden and views. Rinda also stated that her child has cancer, and the construction dust could hinder his recovery.

Conversation between builder and Rinda regarding the best time to start construction.

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR RAY HAWKS FOR AN OVERSIZED STRUCTURE TOTALING 2,500 SQ. FT. LOCATED AT 3661 S 5325 W. COMMISSIONER WIDDISON 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 Brycin Silvester for an oversized structure totaling 3,120 sq. ft. located at 6878 W 4700 S.

The City Planner Malcolm Jenkins presented the plans with the pictures on display.

Brycin Silvester - Hooper Resident

Robert and Planning Commissioners clear up plan details about storage usage and awning.

No Public Comment.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR BRYCIN SILVESTER FOR AN OVERSIZED STRUCTURE TOTALING 3,120

SQ. FT. LOCATED AT 6878 W 4700 S. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- e. Motion- Approval of recommendation on Title X; Chapter 5-8.

Malcolm Jenkins the city planner introduced Title X; Chapter 5-8. Discussion was had between Planning Commission, the city planner, and the city attorney regarding the changes on Title X; Chapter 5-8. Changes have not been updated that need to be.

COMMISSIONER GREENER MOTIONED TO TABLE CHAPTER X; CHAPTER 5-8 TO THE NEXT PLANNING COMMISSION 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.

- f. Discussion/Motion- Allowed Uses and Fees/Fines.

Discussion between Planning Commission regarding Allowed Uses and Fees and the need for more discussion.

COMMISSIONER WIDDISON MOTIONED TO TABLE THE ALLOWED USES/ FINES AND FEES DISCUSSION TO DECEMBER 12, 2024, MEETING. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

CEVERING	AYE
SMITH	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 7:43 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