



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, April 11, 2024, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on April 11, 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  
Blake Cevering

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder  
Brandon Richards – City Attorney

COMMISSION MEMBERS EXCUSED:

Mary Simpson – Chair

AUDIENCE PRESENT:

Kamie Hubbard, Dale Fowers, Patrick Grieco, Stacie Grieco, Bridger Call, Tyler Larkin, Kathy Cox, Neil Cox

**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 Widdison led in the Pledge of Allegiance.

b. Reverence

Commissioner Cevering offered reverence.

3. Consent Items

- a.
- Motion – Approval of Minutes dated March 14, 2024

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED MARCH 14, 2024. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:****GREENER****PRINCE****WIDDISON****CEVERING****MOTION PASSED.****VOTE:****AYE****AYE****AYE****AYE**4. Action Items

- a.
- Review of Conditional Use Permit Request for Tyler Larkin for an oversized structure totaling 3,087 sq ft located at 6690 W 5100 S.

Morghan Yeoman, our city recorder gave a brief presentation. Explained that the structure will be 3,087 sq ft. Commissioner Cevering asked if the site plan that was presented tonight was different from last month.

Morghan confirmed no, it is the same site plan that was submitted, there has been no changes. Commissioner Prince read off the timeline that was receive from the building inspector on when the stop order was placed.

Tyler stated that he is understanding of the situation and is happy to take any responsibility for this.

Commissioner Prince read off the fee schedule for the fines. Our Attorney confirmed that it would be a Class C. With there only being one interaction with Tyler, this could be determined the total cost of the fine.

**COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR TYLER LARKIN FOR AN OVERSIZED STRUCTURE TOTALING 3,087 SQ FT LOCATED AT 6690 W 5100 S. WITH THE CONDITION THAT ANY APPLICABLE FINES, FEES, OR VIOLATION BE TAKEN CARE OF AND THAT WILL BE DETERMINED BY CITY STAFF. COMMISSIONER WIDDISON SECONDED**

**THE MOTION. VOTING AS FOLLOWS:**

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

b. Reviewing Ordinance 10-5C; Establish an Appeal Authority for Hooper City

Commissioner Greener explained that they are looking into having an authority that people can appeal too.

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

Sheri Bingham located at 4452 S 5500 W appreciates the planning commission reviewing this. Sheri has talked with other Mayors in weber county and ULCT and they have done away with Board of Adjustments and their recommendations is to do the Appeal Authority. Sheri also mentions that the City Council would like to appoint Brandon Richards, our city attorney to be our authority.

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

Commissioner Prince handed out the Ordinance with her recommendations fixed on them. Planning Commission had discussion and read over the ordinance.

**COMMISSIONER CEVERING MOTIONED TO SEND FOR REVIEW THE ADJUSTMENTS MADE TO ORDINANCE 10-5C-1; ESTABLISHMENT OF THE APPEAL AUTHORITY. ALSO APPROVE THE CHANGES TO 10-5C-2, 10-5C-3, 10-5C-4, 10-5C-5, 10-5C-7, AND 10-5-5. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- c. Discussion - Review of the General Plan
5. Strategies Review
- a. **Strategy No. 42:** Adopt development standards for signage, landscaping, street improvements, and city entryways that promote and protect the city's rural character.
- i. Reviewed and discussed. Commissioner Prince read off the ULCT handbook for Planning Commission and Land Use Authorities. Commissioner Prince feels that in order for them to attack these strategies each month, the Subdivision Ordinance needs to be looked at.
- COMMISSIONER PRINCE MOTIONED TO REVIEW THE SUBDIVISION ORDINANCE 10-6 AND ARTICLE 10-6A ON MAY 9. COMMISSIONER WIDDISON SECONDED THE MOTION.**
- VOTING AS FOLLOWS:**
- | <b><u>COMMISSIONER:</u></b> | <b><u>VOTE:</u></b> |
|-----------------------------|---------------------|
| <b>WIDDISON</b>             | <b>AYE</b>          |
| <b>GREENER</b>              | <b>AYE</b>          |
| <b>PRINCE</b>               | <b>AYE</b>          |
| <b>CEVERING</b>             | <b>AYE</b>          |
- MOTION PASSED.**
- b. **Strategy No. 44:** Implement land use regulations that protect vegetation in buffer areas between developed areas and sensitive wetlands and waterways.
- i. Reviewed and discussed.
- c. **Strategy No. 45:** Investigate an appropriate buffer distance for development around wetlands, rivers, streams, etc.
- i. Reviewed and discussed.
- d. **Strategy No. 46:** Consider all new developments as an opportunity to develop the city's pathways and trails as generally delineated on the Parks, Trails, and Open Space Map.
- i. Reviewed and discussed.

- e. **Strategy No. 49:** Encourage home occupations that are not disruptive to neighborhoods or the community at large through partnerships, entrepreneur training opportunities, and revisiting municipal code.
  - i. Reviewed and discussed.
- f. **Strategy No. 50:** Encourage natural features to be incorporated and preserved in the design of new developments. Promote use of landscaping techniques that incorporate species native to the area and conserve water.
  - i. Reviewed and discussed.
- g. **Strategy No. 51:** Promote land use practices that protect water quality, conserve land, and accommodate development.
  - i. Reviewed and discussed.

**COMMISSIONER GREENER MOTIONED TO REVIEW THE ALLOWED USES ON MAY 9. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

**COMMISSIONER PRINCE MOTIONED TO REVIEW THE FEES AND PENALTIES IN OUR CODE FOR THE VIOLATIONS OF ORDINANCES ON MAY 9. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

6. 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.)*

Patrick Greico located at 3501 S 5100 W asked if we could suspend the applications for Conditional Use Permits while they are being reviewed. Items that are more alarming than others to make sure they fit in the area. Commissioner Greener asked Patrick if he would like to be involved in some feedback.

Bridger Call located at 6440 W 5500 S questioned about a home going for sale on 4250 and questioned about a horse and animal unit.

7. Adjournment

**AT APPROXIMATELY 8:12 PM, COMMISSIONER PRINCE MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:**

**WIDDISON**

**GREENER**

**PRINCE**

**CEVERING**

**MOTION PASSED.**

**VOTE:**

**AYE**

**AYE**

**AYE**

**AYE**

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Date Approved: \_\_\_\_\_

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Morghan Yeoman, City Recorder