



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, AUGUST 8, 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 August 8, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Amanda Prince- Chair  
Blake Covering  
Sheldon Greener – Vice Chair  
Jessica Smith

COMMISSION MEMBERS EXCUSED:

Bryce Widdison

CITY STAFF & CITY COUNCIL PRESENT:

Michelle Marigoni – Riverdale City Recorder  
Lieutenant Lavelly – Weber County Sheriff  
Brandon Richards – City Attorney (ZOOM)

AUDIENCE PRESENT:

See attached list.

**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 Prince called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Smith led in the Pledge of Allegiance.

b. Reverence

Commissioner Covering offered reverence.

*Erin Maughan, the city events coordinator asked for help with Tomato Days. Explained the time slots and spots that needed to be filled. (Parade, information booth, and gates)*

3. Consent Items

- a. Motion – Approval of Minutes dated July 11, 2024  
Changes have been made.

**COMMISSIONER SMITH MOTIONED TO APPROVE THE MINUTES DATED JULY 11, 2024 WITH THE MINOR CHANGES THAT WERE LISTED BY COMMISSIONER SMITH. COMMISSIONER CEVERING 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>SMITH</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>

**MOTION PASSED.**

4. Action Items

- a. Conditonal Use Permit for Steven Maughan for an oversized structure totaling 1,710 sq ft located at 5890 S 5900 W

Malcolm Jenkins, our city planner, gave presentation. Malcolm explained the square footage of building. Malcolm explained that it will be used for storage. Will have electricity and no plumbing. It will be used for a business and has applied for a business license.

Commissioner Cevering made a comment about having the measurements being in feet and not inches.

Steven Maughan commented that the square footage total includes the outside awning. Steven also commented that half the building will be used for personal storage.

Commissioner Greener asked the lot size, confirmed that it is 1/3 acre.

No public comment.

**COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR STEVEN MAUGHAN FOR AN OVERSIZED STRUCTURE TOTALING 1,710 SQ FT LOCATED AT 5890 S 5900 W. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- b. Conditional Use Permit for Joshua Muir for an oversized structure totaling 1,536 sq ft with an accessory dwelling unit totaling 952 sq ft located at 4372 S 5400 W

Malcolm Jenkins, our city planner, gave presentation. Malcolm explained the square footage of oversized structure and accessory dwelling unit.

Joshua Muir explained that the ADU will be used for his mother in law. Joshua commented that it will be a convenience for the family due to aging.

Commissioner Cevering questioned if there will be an additional driveway, Joshua confirmed yes.

Nick Karras located at 5271 S 6250 W addressed that he will be the builder on the structure and asked the commissioners if they needed more plans.

Commissioner Greener stated that is was okay for the ADU to be behind the house.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR JOSHUA MUIR FOR AN OVERSIZED STRUCTURE TOTALING 1,536 SQ FT WITH AN ACCESSORY DWELLING UNIT TOTALING 952 SQ FT LOCATED AT 4372 S 5400 W. COMMISSIONER GREENER 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>SMITH</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

- c. Motion: Conditional Use Permit Request for Hooper Water Improvement District for a drinking water well and accessory buildings located at 4769 W 5100 S

Commissioner Prince allowed public comments due to being an emotional topic. Comments were only to be made on the new information provided and was allotted a certain time. Malcolm Jenkins, the city planner, explained the structure that is in question.

Korry Green, representing Hooper Water Improvement District, explained that at the previous planning commission meeting, there was discussion on a sound mitigation study that they wanted done along with a noise mediation program to meet the ambient noise.

Commissioner Prince asked for them to talk more on the information that was provided. Cole Allen, HWID General Manager, gave a description on the noise mediation. Cole explained that it is a 4 sided wall and will be taller. There will also be an open accessing the south side with no homes.

Commissioner Greener asked Cole if they have the decibal levels are compared to the previous readings. Cole confirmed no, just got to ambient. Commissioner Prince asked why they moved the structure to the north and can it be wherever works for better hiding behind trees. Commissioner Prince confirmed that the curtain will only help with the sound and not vibrations, Cole confirmed yes.

Commissioner Greener asked if there was a cost difference for the taller wall. Cole Allen stated that it wasn't a big difference in cost. Commissioner Prince read off the sound information from the information packet.

Commissioner Smith questioned about the flooding when first digging the well and how it can be prevented? Cole Allen will pump the water into the

Wilson drain ditch, can also use the detention pond. Cole mentioned he was not aware of the flooding.

Commissioner Smith asked public works and city engineer the impact of using the irrigation ditches. Stated that there was no issues.

*Commissioner Prince allowed public comment for 20 minutes.*

Bruce Taylor located at 4745 W 5100 S described a photo of flooding that was around him. There was a 72 hour period of uncontrolled flooding. Bruce explains a report that was in the packet and questioned how the noise sensors work.

Kathy Taylor located at 4745 W 5100 S played the drilling noise. Explained that there has been 4 years of torment by Hooper Water, Planning Commission has denied 3 times and asked for it to be denied one more time.

Will Strauss located at 5223 S 4700 W feels that the test should be done with the actual equipment. Explains the wind also effects the sound. Will explained that 70 dba is damaging overtime. Asked the planning commission to protect the kids and grandkids.

Karen Peterson located at 4651 W 5100 S thanked planning commission for doing a great job. Asked to move it to the Sinclair side.

Travis Bates located at 5008 W 4950 S commented his concerns about the property. Stated that there is garbage all over their front yard. Asked for conditions to put on the home.

Dylan Robinson located at 3223 S 5100 W commented his concern for the detention ponds and thought they were not allowed. Dylan also commented that the home is not on the site plan, what will happen to the home. Commissioner Prince addressed his comments.

Katie Parkinson located at 4839 W 5100 S read off Ordinance No. O-2022-06; Noise Ordinance. Stated that she has anxiety about the sound. Katie also mentions another concern is the pasture watering and how it will be affected.

Marvin Zaugg located at 6354 W 4800 S explains that there will be 30-45 days of noise. Drilling is only temporary.

Debra Marigoni located at 5245 S 5100 W asked how many times something can be brought back after denial.

Ryan Christensen representing Hooper Water Improvement District address the questions that were posed during public comment. Commissioner Greener asked if the noise is about 50 dba, what could be done? Ryan Christensen was not sure but cannot stop once started. However, would be willing to mitigate unexpected noise within reason.

Korry Green, representing Hooper Water Improvement District, explained that the house is on separate property and would most likely would be put up for sale. Property Management handles complaints.

Commissioner Cevering stated that is has been denied and conditions have been put on. Commissioner Cevering explained that the presentation showed both wells that are needed. HWID has addressed issues and is only 20 feet tall.

Commissioner Smith explained that noise is temporary. However there will never be neighbors where it is located. Commissioner Greener asked Bruce Taylor if it was moved south on the property, would it help. Bruce confirmed yes. Cole Allen, HWID General Manager, explained that the trees will hide it best at the north end and the south end will affect more people.

Commissioner Cevering explained that it is in the General Plan.

Brandon Richards, our city attorney, commented that this is not any different from other conditional use permits that have been approved. Recommends incorporating all mitigation in the report.

Commissioner Prince commented that a 32 foot wall would be preferred.

Marvin Zaugg, representing Hooper Water Improvement District, explained it will be less visible on the north end and less piping. Engineers put it where it is best, it should be there.

Commissioner Greener asked if the insurance would cover any property damage. Confirmed yes.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE  
CONDITIONAL USE PERMIT REQUEST FOR HOOPER WATER**

**IMPROVEMENT DISTRICT FOR A DRINKING WATER WELL AND ACCESSORY BUILDINGS LOCATED AT 4769 W 5100 S WITH A 32 FOOT SOUND WALL.**

**COMMISSIONER CEVERING AMEND THE MOTION TO INCLUDE ALL THE CONDITIONAL USE PERMIT CONCERNS WITH MITIGATION PLANS IN PRESENTATION. COMMISSIONER GREENER 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>SMITH</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>

**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.)*

Rebecca Chase located at 5312 W 3250 S is concerned for the antenna pole that is located in Rawson Ranch. It is 66 feet tall. Would like it moved.

Nicole Flinic located at 3217 S 5325 W talked about the same antenna pole. Mentioned that it was approved if not next to the structure. Too large for where it is located.

Dylan Robinson located at 3223 S 5100 W was also not notified correctly. Did not follow proper CC&R's.

Bruce Taylor located at 4745 W 5100 S commented that they should be grateful for the pole and not the water well.

6. Adjournment

**AT APPROXIMATELY 8:45 PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

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

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Morghan Yeoman, City Recorder

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