



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, MARCH 14, 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 March 14, 2024, 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
Blake Cevering

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

Kamie Hubbard, Bryce Wilcox, Lori Jo Wilcox, Mike Elmer, Efrain Perez, Tyler Larkin, Scott Fowers, 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 Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated February 8, 2024

COMMISSIONER GREENER MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 8, 2024. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

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

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

Morghan Yeoman, our city recorder gave a presentation. Explained that the structure will be 3,087 sq ft. Explained that the structure will be used for storage.

Commissioner Cevering has a problem with the greenhouses that are on the property. Feels that there needs to be a permit pulled for those. Commissioner Prince stated that she would like him to comply.

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

Scott Fowers, located at 4880 S 6700 W stresses his concern for both the oversized structure and the greenhouses. Scott is upset that there was a stop order placed on the permit and the work continued. Commissioner Simpson feels like they need to have more of an understanding of what needs to happen if things like this circumstance happens.

Sheri Bingham, located at 4452 S 5500 W mentioned that Scott Fowers took her on a field trip around the city. She mentioned that there are some things happening in the city that need to be brought to our code enforcement's attention. Commissioner Cevering asked if our building

inspector, Nate Tolman, checks if it is a home, accessory, etc. Correct. Commissioner Simpson feels that there needs to be a three-step process, 1. Enforcement. 2. Fines 3. Misdemeanor.

Tyler Larkin, located at 6690 W 5100 S asked if he could answer any of their questions. Commissioner Greener asked if he lived in Hooper, Tyler confirmed that he does not live in Hooper, he lives in Bountiful. Tyler explained what happened with the building permit process. Commissioner Prince asked if the structure will be used for a business? Tyler confirmed that it will not be used for business but will be used for an agricultural business. Commissioner Cevering asked Tyler what he has done with the existing home on the property? Tyler talks about the updates and plans with the home. Commissioner Prince is concerned that there was a stop order placed but the work continued. Tyler explained that he was out of town when the stop work order was placed on the permit. However, the work continued because his workers did not understand what the stop order was for.

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

Commissioner Cevering read of HCC 10-5-8. Commissioner Simpson would like to see if the penalty applies, and we will continue the discussion next month.

COMMISSIONER GREENER MOTIONED TO TABLE THE CONDITIONAL USE PERMIT FOR TYLER LARKIN FOR AN OVERSIZED STRUCTURE TOTALING 3,087 SQ FT LOCATED AT 6690 W 5100 S. UNTIL APRIL 4. STOP WORK ORDER WILL STAY INTO EFFECT. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION TABLED.

b. Conditional Use Permit Request for Bryce Wilcox for an oversized structure totaling 3,200 sq ft located at 4152 S 5350 W.

Morghan Yeoman, our city recorder gave the presentation. Explained that the structure will be 3,200 sq ft. Explained that the structure will be used for storage right now. Morghan explained that the homeowner received vacated easement letters from Rocky Mountain Power, Hooper Irrigation, Taylor West Weber Water, and Dominion Energy.

Bryce Wilcox located at 4152 S 5350 W explained what the structure will look like. Bryce also explained that there will be no power, sewer, or water as of right now. Will look into adding an ADU into the structure in the future.

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

No public comment.

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

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR BRYCE WILCOX FOR AN OVERSIZED STRUCTURE TOTALING 3,200 SQ FT LOCATED AT 4152 S 5350 W. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- c. Reviewing and updating the Ordinance 10-5-4; Zoning Amendment Process

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

Commissioner Prince goes over the changes and revisions that were discussed in the last meeting. Discussion was done between commissioners.

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

No public comment.

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

COMMISSIONER PRINCE MOTIONED TO RECOMMEND TO CITY COUNCIL THE PROPOSED ZONING AMENDMENT REVISION 10-5-4 AND HAVE IT ON APRIL 4, 2024 CITY COUNCIL MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- d. Discussion- Annual Review on the General Plan
 - i. Commissioner Simpson asked for this to be moved to the April 11 meeting due to not having our attorney present. Our city attorney will bring in new information on the new legislature what was passed.

5. Strategies Review

- a. **Strategy No. 39:** Require adequate transportation to be built to support new housing and enhance street connectivity.
 - i. Reviewed and discussed. Commissioner Greener stated that there was discussion in the City Council Meeting for speed studies and speed signs. Commissioner Simpson and Prince talk about the ULCT guides.
- b. **Strategy No. 41:** Encourage commercial/industrial development that is compatible with the rural atmosphere and that will not have an adverse impact on surrounding properties and land uses.
 - i. Reviewed and discussed. Commissioners discussed that they would like to get resident feedback on what they would like to see commercial development to look like.
- c. **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.
- d. **Strategy No. 43:** Update Hooper’s zoning ordinances to support the future land use map.
 - i. Reviewed and discussed.
- e. **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. Commissioner Simpson would like to review this Strategy again at our next meeting.

- f. **Strategy No. 45:** Investigate an appropriate buffer distance for development around wetlands, rivers, streams, etc.
 - i. Reviewed and discussed. Commissioner Simpson would like to review this Strategy again at our next meeting.

The commissioners discuss what strategies will be discussed in April.

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.)

No citizen comments.

7. Adjournment

AT APPROXIMATELY 8:31 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
PRINCE	AYE
CEVERING	AYE

MOTION PASSED.

Date Approved: _____

Morghan Yeoman, City Recorder