



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, MAY 9, 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 May 9, 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  
Briant Jacobs – City Engineer

COMMISSION MEMBERS EXCUSED:

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 Greener 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 April 11 2024  
All changes have been made.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED APRIL 11, 2024.**

**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>

**MOTION PASSED.**

*Commissioner Greener asked that we move the action item (a) to last of the items.*

**COMMISSIONER PRINCE MOTIONED TO MOVE THE REQUEST FROM THE TORGHELE TO THE END OF THE ACTION ITEMS. 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>WIDDISON</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>

**MOTION PASSED.**

4. Action Items

- a. Conditional Use Permit request for Jacob Clement for an oversized structure totaling 2,250 sq ft located at 5827 S 6950 W

Briant Jacobs, our city engineer, gave the presentation. Briant explained where the structure will be located on the property and what the structure will be used for. Jacob Clement explained that it will be used for storage space for his recreational items. Commissioner Cevering asked if there will be any plumbing or electrical. Clement confirmed no.

No public comments.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR JACOB CLEMENT FOR AN OVERSIZED STRUCTURE TOTALING 2,250 SQ FT LOCATED AT 5827 S 6950 W. COMMISSIONER PRINCE 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>

**MOTION PASSED.**

- b. Conditional Use Permit request for Loy and Donna Berkeley for an oversized structure totaling 1,762 sq ft with an accessory dwelling unit totaling 952 sq ft located at 5628 W 5725 S

Briant Jacobs, our city engineer, gave the presentation. Briant explained where the ADU will be placed on the property. Explained the size of the oversized structure and the ADU.

Donna Berkeley located at 5712 S 4400 W explained that they are wanting to build an ADU in their daughters backyard, which is the address located at 5628 W 5725 S. Commissioner Prince explained that the daughter will need to be the one to fill out the application with her information on it since it will be located at her home. Also will need to fill out the correct ADU packet, the one was filled out was stating that the property owner must occupy the primary residence, however that has been changed in August 2023, to be that the primary owner can occupy either or.

No public comment

**COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR LOY AND DONNA BERKELEY (JOHN AND JAMIE BERKELEY) FOR AN OVERSIZED STRUCTURE TOTALING 1,762 SQ FT WITH AN ACCESSORY STRUCTURE UNIT TOTALING 952 SQ FT LOCATED AT 5628 W 5725 S. 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.**

- c. Final approval for South Four Subdivision located approximately at 4243 S 6300 W for Larry Ropelato

Briant Jacobs, our city engineer, gave a presentation. Briant explained how the existing lots will be changed and how the fourth one will be shaped. Explained that the addresses will be changed to accommodate. Larry Ropelato questioned about having the land use separation fence and if is required due to him owning all the property. Commissioner Prince asked Briant why on his memo that Rocky Mountain Power and Dominion Energy was not applicable, Briant confirmed that they are already existing.

No public comments

**COMMISSIONER PRINCE MOTIONED TO RECOMMEND THE FINAL APPROVAL FOR THE SOUTH FOUR SUBDIVISION LOCATED APPROXIMATELY AT 4243 S 6300 W FOR LARRY ROPELATO WITH THE CONDITION OF HAVING THE ESCROW FOR CURB AND GUTTER IN PLACE BEFORE THE NEXT CITY COUNCIL MEETING. AS WELL AS HAVING A WAIVER LETTER FOR THE LAND USE SEPARATION FENCE SIGNED BY THE OWNERS. 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.**

- d. Conditional Use Permit request for Torghele Hooper LLC for a Group Youth Home: Drug and Alcohol Treatment Center located at parcel number 08-712-0003 Lot 3

Briant Jacobs, the city engineer, gave a presentation explaining where the proposal treatment center will be located on the property. Matthew Lowe located at 5500 S Holiday Blvd. and Casey Jones located at 13060 S Fort St handed out a summary for the planning commission members to read and follow along. Matthew and Casey explains the market analysis, what services are offered, operational plan, marketing strategy, risk management, and the business description. Matthew explains that they will have room for 15 patients, staff 24 hrs a day, will have very little traffic, and the parking meets the zoning requirements.

Developers and planning commissioners had discussion between each other. The city attorney, Brandon Richards, questions about having the correct licensing to operate. Matthew explains that once they are in compliance, they will obtain a license from the state.

Patrick Greico located at 3501 S 5100 W commented that he does not like that they do not know who the other partner is. Patrick also questioned the HCC 10-5-1 for allowed uses.

Colbie Hymas located at 3701 S 5650 W stated that he is not in favor with there being a elementary school nearby.

Mindy Lane located at 3524 S 5160 W questioned on how many staff will there be at night. Feels that there is no trust with them, with not knowing the name of the other partner.

Linda Rose located at 3752 S 5250 W not in favor.

Teresa Harper located at 5052 W 3500 S not in favor with having young children in the neighborhood.

Stacy Greico located at 3501 S 5100 W agrees with other comments. Also commented that having the Ogden Bay near by, there are guns accessible.

Michelle Pilarczyk located at 3461 S 5500 W not in favor of letting them have the idea of nature walks because people hunt out there. She wants to know what they will do with the 60 acres

Hailie Greico located at 3501 S 5100 W talks about the safety concerns with working with these patients first hand. She would like to see the city re-work the CUP process.

Matt Lane located at 3524 S 5160 W feels that there were not a lot of answers that were given.

Elizabeth Martin located at 4497 S 5200 W questioned how close can this type of facility treatment be to an elementary school. Will the staff have a badge for them to go in and out of the facility? What type of tax base will the city receive from it.

Sabrina Charlesworth located at 3725 S 5650 W with being an educator, not in favor but can see the importance of it.

Michael Archibald located at 3527 S 5160 W commented that as a father he is concerned for the safety of his children.

Steve Austin located at 3892 S 5500 W commented that crime will happen if we allow this in. It does not benefit Hooper, more of a liability.

Tim Shultz 4495 W 5850 S talks out of experience. Feels that if it was a non-profit, it would be a different situation.

Dylan Robinson located at 3223 S 5100 W feels that the developer is not being fully honest with the 60 acres.

Hallie Lawes located at 3539 S 5100 W With her dad being a psychologist and grew up with it, she is not in favor.

Stacy Greico located at 3501 S 5100 W questioned if we will have a sheriff available 24/7?

Kamie Hubbard developer of Rawson Ranch is not in support.

Matthew Lowe, developer, mentioned that in Oct. 2023 they requested to open the General Plan. They understand the fear of the residents.

Discussion between commissioners and developer was made.

**COMMISSIONER GREENER MOTIONED TO TABLE THE  
CONDITIONAL USE PERMIT REQUEST FOR TORGHELE  
HOOPER LLC FOR THE GROUP YOUTH HOME UNTIL NEXT  
MEETING. 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.**

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 9:25 PM, COMMISSIONER PRINCE MOTIONED TO ADJOURN THE MEETING. COMMISSIONER CEVERING 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.**

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

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Morghan Yeoman, City Recorder