



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JUNE 13, 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 July 11, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Amanda Prince- Chair
Blake Cevering
Sheldon Greener – Vice Chair
Bryce Widdison
Jessica Smith

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Lieutenant Lavelly – Weber County Sheriff

AUDIENCE PRESENT:

Jenny Stanger, Travis Bates, Kamie Hubbard, Brian Dalton, Clint Osiek, Linda Osiek, Efrain Perez, Thane Fowers, Bruce Taylor, Patrick Grieco, Staci Grieco, BJ Hatch, Drew Miskin, Teanna Hancock

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 Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated June 13, 2024

Changes have been made.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED JUNE 13, 2024 WITH THE MINOR CHANGES THAT WERE LISTED BY COMMISSIONER PRINCE. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

- a. Motion- Appointment of 2024 Planning Commission Chair

COMMISSIONER CEVERING MOTIONED TO APPOINT AMANDA PRINCE AS THE PLANNING COMMISSION CHAIR FOR 2024. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- b. Motion- Appointment of 2024 Planning Commission Vice- Chair

COMMISSIONER PRINCE MOTIONED TO APPOINT SHELDON

GREENER AS THE PLANNING COMMISSION VICE CHAIR FOR 2024. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- c. Conditional Use Permit request for Clint & Linda Osiek for an oversized structure totaling 2,460 sq ft located at 5526 S 6700 W.

Morghan Yeoman, the city recorder, gave a presentation. Morghan explained what the structure will look like. The size and height of the structure. Explained that it will be used for storage. Clint Osiek will be putting plumbing and electrical within the building. Clint mentioned that there will be a hydrant on the outside of the building. Commissioner Cevering questioned if there will be plumbing inside the building. If so, they have a septic system and would need to talk with the health department on a plan.

No Public Comments

COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR CLINT AND LINDA OSIEK FOR AN OVERSIZED STRUCTURE TOTALING 2,460 SQ FT LOCATED AT 5526 S 6700 W. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- d. Conditional Use Permit request for BJ Hatch for an oversized structure totaling 2,496 sq ft located at 5113 S 5300 W.

Morghan Yeoman, the city recorder, gave a presentation. Morghan explained what the structure will look like. Explained that the structure will not have plumbing or electrical, possibly in the future and will be used for storage. Will be accessing it from 5100 S. BJ Hatch confirmed it will used for storage as well as the access point from 5100 S.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR BJ HATCH FOR AN OVERSIZED STRUCTURE TOTALING 2,496 SQ FT LOCATED AT 5113 S 5300 W. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- e. Final review for Perez Subdivision located at 5998 S 5100 W

Morghan Yeoman, the city recorder, gave an explanation on the Subdivision. Morghan also explained that the plat had been updated like requested from City Staff. Brandon Richards, our city attorney explained the issues with the dirt that is on the remainder parcel. The city will still need to enforce the ordinance and have it come in compliance, but doesn't have anything to do with the one acre that is being requested. Brandon Richards suggested that all items notated on the memo needs to be turned into the city before going onto the city council agenda. Planning Commissioners and Efrain discussed items on the memo.

Thane Fowers located at 4615 S 6700 W commented that JUB should be here to the meetings.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE FINAL REVIEW OF THE PEREZ SUBDIVISION LOCATED AT 5998 S 5100 W. WITH THE CONDITION THAT ALL TEN ITEMS ARE TAKEN CARE OF FROM THE JUB MEMO DATED JULY 9 AND JARED HANCOCK EMAIL DATED JULY 11 BEFORE GOING TO CITY COUNCIL . COMMISSIONER GRENNER

SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

f. Discussion – Ordinance 10-4A-18; Fencing

Commissioner Prince explained that the Public Works Director, Jared Hancock, and our previous engineer, Briant Jacobs, created a proposed language for the Ordinance. Commissioner Cevering questioned the wording ‘applicant’ if that is for a subdivision applicant, developer, or anybody. Commissioner Prince mentioned some additional changes that she thought would be beneficial. Commissioner Greener talked about getting the permit issued until fence is installed.

g. Moderate Housing Plan

Mayor Bingham explained what the information in the packet is and what the report entails. Mayor explained that she would like to be looking into this report throughout the year. Discussion and comments between the mayor and planning commissioners were made. Brandon Richards, our city attorney, explained to just submit the three (3) strategies that we have and if council would like to add more, they can.

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.

Mayor Bingham explained that there will be two (2) planning commission meetings happening in August. Discussion between commissioners on what day would work best for all.

6. Adjournment

AT APPROXIMATELY 8:17 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
SMITH	AYE
MOTION PASSED.	

Date Approved: _____

Morghan Yeoman, City Recorder

APPROVED