



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, AUGUST 10, 2023, 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 10, 2023, 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  
Blake Cevering

COMMISSION MEMBERS EXCUSED:

Mary Simpson – Chair  
Bryce Widdison

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder  
Brandon Richards – City Attorney

AUDIENCE PRESENT:

See attached list.

**6:30PM WORK MEETING**

1. Discussion on Agenda Items

The Planning Commission held a work session where they discussed agenda items and Tomato Day Assignments.

**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 Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated July 13, 2023

**COMMISSIONER CEVERING MOTIONED TO  
TABLE THE MINUTES DATED JULY 13, 2023 UNTIL  
SEPTEMBER DUE TO THEM NOT BEING  
ATTACHED IN THE PACKET. COMMISSIONER  
PRINCE SECONDED THE MOTION. VOTING AS  
FOLLOWS:**

**COMMISSIONER:  
GREENER  
PRINCE  
CEVERING  
MOTION TABLED.**

**VOTE:  
AYE  
AYE  
AYE**

4. Action Items

- a. Conditional Use Permit Request for Brian Hotchkiss for an oversized structure totaling 6144 sq ft with a height of 33 ft 3 ½ in located at 6328 W 4800 S

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

Brian Hotchkiss located at 6328 W 4800 S explained what he will be doing with his structure. Brian also explained that they are adjusting the height on the left side of the building. Explained that he had spoken with bordering neighbors, they will support his structure. Commissioner Prince asked if anyone will be living inside of the oversized structure, Brian confirmed no. Brian also states that there will be a bathroom inside of the building.

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

Alan Dailey located at 5155 W 4250 S mentioned that he knows Brian personally but wants to know why there is no control in the height requirements for the oversized structures. Commissioner Prince explains the ordinance on height.

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

Commissioner Greener appreciates him adjusting the height.

**COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR BRIAN HOTCHKISS FOR AN OVERSIZED STRUCTURE TOTALING 6,144 SQ FT WITH A MAXIMUM HEIGHT OF 33 FT 3 ½ IN, ON THE PORTIONS THAT WERE DISCUSSED. WITH THE REST TO BE ABOUT 22 – 23 FT IN HEIGHT, LOCATED AT 6328 W 4800 S. 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>CEVERING</b>	<b>AYE</b>

**MOTION PASSED.**

b. Commercial Cell Tower Ordinance Suggestions

i. Applicant and/or Staff presentation(s)

Brandon Richards, our city attorney and Commissioner Greener suggested that we table it until the next meeting to make sure that we have the full quorum in the meeting to discuss the suggestions.

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

No public comments.

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

**COMMISSIONER CEVERING MOTIONED TO TABLE THE DISCUSSION FOR THE COMMERCIAL CELL TOWER ORDINANCE UNTIL WE HAVE ALL COMMISSIONERS PRESENT OR NEXT MEETING IN SEPTEMBER. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
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<b>WIDDISON</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>	

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 Comments.

6. Adjournment

**AT APPROXIMATELY 7:15, COMMISSIONER CEVERING MOTIONED TO ADJOURN THE MEETING. 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>CEVERING</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

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

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Morghan Yeoman, City Recorder