



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, OCTOBER 10, 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 October 10, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Sheldon Greener
Bryce Widdison
Jessica Smith
Blake Cevering - ZOOM

COMMISSION MEMBERS EXCUSED:

Amanda Prince- Chair

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
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 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 Smith led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated August 22, 2024
No changes.

COMMISSIONER WIDDISON MOTIONED TO APPROVE THE MINUTES DATED AUGUST 22, 2024, WITH NO CHANGES. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- b. Motion – Approval of Minutes dated September 12, 2024
No changes.

COMMISSIONER SMITH MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 12, 2024, WITH NO CHANGES. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

- a. Conditional Use Permit Request for Brandon Miles for an oversized structure totaling 2,400 sq. ft. located at 5453 W 4550 S.

Malcolm Jenkins, the city planner, stated that he reviewed the plans, and the plans need modification. Malcolm recommended to the planning commission that they table it until the November 14, 2024, meeting.

COMMISSIONER WIDDISON MOTIONED TO TABLE THE CONDITIONAL USE PERMIT REQUEST FOR AN OVERSIZED STRUCTURE TOTALING 2,400 SQ. FT. LOCATED AT 5453 W 4550 S UNTIL NOVEMBER 14, 2024, PLANNING COMMISSION MEETING. COMMISSIONER SMITH SECONDED THE MOTION.

VOTING AS FOLLOWS:

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

MOTION TABLED.

- b. 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.

The Planning Commission and the City Attorney had discussion on licensing monitoring, monthly reviews, and the process of licensing pulling if they do not pass reviews, gender separation, and the recourse if the number of emergency service calls escalates.

Commissioner Greener opened the discussion to Mike Webb and Lisa Woolsey to answer any questions.

Discussion between Planning Commission, the City Attorney, and the Representatives for The Group Home

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR TORGHELE HOOPER LLC FOR A GROUP YOUTH HOME: DRUG AND ALCOLHOL TREATMENT CENTER LOCATED AT PARCEL NUMBER 08-712-0003 LOT 3 WITH CONDITIONS LISTED BELOW. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

c. Discussion- Allowed Uses and Fees/Fines.

Commissioner Greener

COMMISSIONER SMITH MOTIONED TO TABLE THE ALLOWED USES AND FEES DISCUSSION. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
GREENER	AYE
CEVERING	AYE
SMITH	AYE
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 8:31 PM, COMMISSIONER WIDDISON MOTIONED TO ADJOURN THE MEETING. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:

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

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED