



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, FEBRUARY 8 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 February 8, 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
Brandon Richards – City Attorney

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

Jenny Stanger, Xanthee Saunders, Efrain Perez, Tyler Larkin, Jake Yeoman, Kurt Hancock, Milton Neeley, Dean Saunders, Cheryl Saunders, Dennis Pessetto, Beth Pessetto, Kelly Taylor, Joe Lee Taylor

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 Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated January 11, 2024

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED JANUARY 11, 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 Burney Czupich for an oversized structure totaling 2,400 sq ft located at 5456 W 3750 S

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

Morghan Yeoman, our city recorder gave a presentation. Explained that the structure will be 2,400 sq ft and 23 ft 1 ½ in tall. Explained that the structure will be used for storage.

Jake Yeoman, contractor for Burney Czupich explained that there would be no sewer, gas or electricity. Also explained that the structure will be closer to 22 ft to cut back costs.

- 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 PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR BURNEY CZUPICH FOR AN OVERSIZED STRUCTURE TOTALING 2,400 SQ FT LOCATED AT 5456 W 3750 S.

COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- b. Conditional Use Permit Request for Xanthee Saunders for a Preschool located at 6854 W 4700 S.

Xanthee explained more about her preschool. Xanthee talks about the age groups (3-5 yrs old) and will have four different class times. She is not registered with the state yet, because she was wanting to see if she would get accepted with the city. The business will be separate from the garage and a bathroom will be added. Xanthee also states that she has worked in childcare/education for a few years and has a degree in childhood education.

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR XANTHEE SAUNDERS FOR A PRESCHOOL LOCATED AT 6854 W 4700 S AND TO BE IN COMPLIANCE WITH THE STATE AND LOCAL CODE REQUIREMENTS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- c. Discussion – Owner occupancy requirements with Accessory Dwelling Units and primary residents.

Commissioner Prince explained that we had made some changes to the ADU ordinance in Title X in May 2023. Commissioner Prince would like to clarify the wording more and get it placed in both the definitions and in 10-2B-6, section H.

d. Discussion- 10-5-4 Zoning Ordinance Amendments

The commissioners discuss the handout that was given in the packet. They discussed what changes that would like to have made and what can stay the same. Commissioner Simpson discusses that she would like to see residential and commercial separate from each other.

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.)

Amanda Prince, planning commissioner, talks more about the trainings that are required for them to take. Also discusses the possibilities of meeting twice a month to meet the state code requirements.

6. Adjournment

AT APPROXIMATELY 8:04 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