



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, JULY 13, 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 July 13, 2023, 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

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder  
Briant Jacobs – City Engineer  
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.

**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 Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated June 8, 2023

**COMMISSIONER CEVERING MOTIONED TO  
APPROVE THE MINUTES DATED JUNE 8, 2023.**

**COMMISSIONER PRINCE SECONDED THE  
MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:**

**WIDDISON**

**GREENER**

**PRINCE**

**CEVERING**

**MOTION PASSED.**

**VOTE:**

**AYE**

**AYE**

**AYE**

**AYE**

*Commissioner Simpson asked for the discussion items, reports and presentations to be moved to the end of the meeting.*

4. Action Items

- a. Conditional Use Permit Request for Bryce Clark for an oversized structure totaling 4,023 sq ft with the height of 27 ft 8 ½ in located at 4790 S 5500 W

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

Briant Jacobs, our city engineer, gave a presentation. Afterwards Bryce Clark and Courtney Checketts located at 275 W 1520 S Perry UT. explained what the oversized structure will be used for. Also explained that they will not finish the inside of the structure. Will be used for future RV parking and storage. Commissioner Simpson asked if there will be any plumbing in the structure. Bryce Clark explained that there will be rough plumbing put into the structure. Commissioner Cevering mentioned his concern for the square footage that is listed for living space as 1,059. Thinking about the future, if he does turn it into an ADU it will not meet the requirements.

Commissioner Simpson asked Brandon Richards to explain the other situations with the property from the previous homeowners. Explained that he received a lawsuit and a temporary restraining order and explains what is in the restraining order. Brandon Richards asked Bryce if this had been resolved. Bryce Clark explains that it has not been resolved but there is

communication with the neighbors. Commissioner Greener explained to Bryce Clark that they are approved for a year, if not done within the year, they will need to come back.

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

Ben Jenson, Attorney for the Campbells, explained the situation to the commissioners. Explained that there are ditch easements on the property that were not addressed on the plans. Brandon Richards asked Ben, if where the home/oversized structure is going to be placed, will it interfere with the easements. Ben stated yes and showed where they wanted to relocate the ditches. Commissioner Greener asked Ben if there was a suggestion on where to relocate the ditches. Commissioner Simpson asked if these ditches are supply ditches for the Campbells to continue to irrigate the property. Ben confirmed yes.

Shay Call located at 5524 S 6800 W asked if Bryce and Courtney had a water share. They answered no.

Bryce Clark followed up with Shay Call's question.

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

Commissioner Prince explained that she has no problem with their building but is not comfortable with the situation. Brandon Richards suggested that we table this for 30-60 days then at that time, if they are still not ready, we can push it out again. Commissioner Cevering agrees with the attorney – without the water share, they cannot build.

Commissioner Cevering asked if either party has reached out to the irrigation company. Bryce Clark confirmed yes. Bryce also mentioned that he is okay with tabling the application because he cannot build until everything is resolved.

**COMMISSIONER GREENER MOTIONED TO TABLE  
THE CONDITIONAL USE PERMIT FOR BRYCE  
CLARK FOR AN OVERSIZED STRUCTURE  
LOCATED AT 4790 S 5500 W UNTIL SEPTEMBER 14  
UNLESS THEY CAN GET THE RESTRAINING  
ORDER RESOLVED SOONER. COMMISSIONER  
PRINCE SECONDED THE MOTION. VOTING AS  
FOLLOWS:**

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

**MOTION TABLED.**

- b. Conditional Use Permit Request for Chris Morris for an oversized structure totaling 1,920 sq ft including an accessory dwelling unit totaling 960 sq ft and height at 25 ft 10 in located at 5813 W 5300 S

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

Briant Jacobs, our city engineer, gave a presentation. Chris Cave representing Reeves and Associates came on behalf of Chris Morris. He explains that the new roof line is 5x10 which puts them under the 25 ft height requirement. Chris explained the floor layout of the ADU and garage. Commissioner Cevering mentioned that they will need to be flush or behind the primary home. Chris Cave confirmed that it is flush with the front of the home. Chris mentioned that there are connections for water, power, and sewer pit. Chris also states that it will be the same style as the primary home.

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

No public comments due to it being tabled.

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

Commissioner Greener appreciates that it is the same style as the home.

**COMMISSIONER PRINCE MOTIONED TO APPROVE  
CONDITIONAL USE PERMIT FOR CHRIS MORRIS FOR AN  
OVERSIZED STRUCTURE TOTALING 1,920 SQ FT INCLUDING  
AN ACCESSORY DWELLING UNIT TOTALING 960 SQ FT AND  
HEIGHT LESS THAN 25 FT LOCATED AT 5813 W 5300 S.  
COMMISSIONER CEVERING SECONDED THE MOTION.  
VOTING AS FOLLOWS:**

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

<b>GREENER</b>	<b>AYE</b>
<b>PRINCE</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>

**MOTION PASSED.**

c. Motion – Hadley Valley Lot 21

Briant Jacobs, our city engineer, gave a presentation. Explained the situation of the property and what needs to be done.

**COMMISSIONER PRINCE MOTIONED TO RECOMMEND APPROVAL FOR THE NON-DEVELOPMENT LAND DIVISION, PLAT AMENDMENT, AND BOUNDARY LINE ADJUSTMENT FOR HADLEY VALLEY LOT 21 LOCATED APPROXIMATELY AT 5415 W 4550 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.**

d. HL Parker Farms Subdivision Developer Agreement Extension request located approximately at 5900 S 5900 W

Briant Jacobs, city engineer, gave a presentation. Commissioner Greener asked if they would need a new plot map. Briant confirmed yes, the design would need to be re-worked. Commissioners discussed when they first started the subdivision and talked about the deadline of the extension of the developer's agreement and escrows. Commissioner Simpson and Prince agree that they would need a new application and to meet current standards.

The owner of the development, Chris, explained that there was a delay in the cityside approval as well as loss of product and material. Stressed his concern that he lost one (1) year of development. Commissioner Prince explained that the city would have recommended the correct and best product for the development.

Scott Carlson located at 2264 N 1450 E explained the pipe installation and the irrigation system timeline. Commissioner Prince asked if there were any other developments that were struggling with material supply during this time as well. Chris mentioned that they are close with the project to be completed, approximately forty-five (45) days. Chris explained that the main pipe has been laid and needs to finish the laterals and water lines to each individual homes. Commissioner Prince asked if the pipe that has been laid is incorrect and would need to be replaced. Briant Jacobs confirmed, yes. They have two (2) lines installed. Irrigation and storm drain however needing to move the storm drain.

Commissioners and City Engineer communicated about the development and developers' agreement.

**COMMISSIONER GREENER MOTIONED TO RECOMMEND TO CITY COUNCIL TO DENY THE EXTENSION REQUEST FOR THE HL PARKER LEGACY SUBDIVISION DEVELOPER AGREEMENT. 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.**

e. Discussion – Commercial Cell Tower Ordinance

Morghan Yeoman, the city recorder, explained what attachment was in the packet. A Hooper City resident, Nate Maughan provided a letter for the Council Members and Planning Commissioners to review and take into consideration. Nate was present at the meeting and explained what he had prepared in the packet.

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.)*

Shay call located at 5524 S 6800 W handed to planning commission a bird's eye view image of her property. She explained to them the current ADU setbacks and the newly questioned idea of having the ADU set so far behind the front the home. She would not be able to do anything about her property with how it is shaped. Asking for their consideration.

Public comments closed.

6. Discussion Items, Reports, and/or Presentations

a. Presentation- Annual Open and Public Meetings Act and Conflicts of Interest training.

Our City Attorney, Brandon Richards, gave the presentation. He gave in detail why this training is part of their audit. He also gave the meanings of what a meeting is, Public Notices and how to properly do notices, what is considered a Quorum, and the five (5) key points to a closed meeting.

b. Discussion – Possible Changes in Escrow

Commissioner Prince read off her hand out that she had passed out prior to the meeting. Commissioner Greener asked if the Title Company would mention the escrow when someone buys the home and also asked if the past escrow agreements would be moved to five (5) years as well. Brandon Richards confirmed no since it is already a signed agreement.

7. Adjournment

**AT APPROXIMATELY 9:30, COMMISSIONER CEVERING MOTIONED TO ADJOURN THE MEETING. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:**

**WIDDISON**

**GREENER**

**PRINCE**

**CEVERING**

**MOTION PASSED.**

**VOTE:**

**AYE**

**AYE**

**AYE**

**AYE**

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

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Morghan Yeoman, City Recorder

APPROVED