

HOOPER CITY
PLANNING COMMISSION AGENDA
FEBRUARY 8, 2024 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, February 8, 2024, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
 - a. Motion – Approval of Minutes dated January 11, 2024.
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. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - b. Conditional Use Permit Request for Xanthee Saunders for a Preschool located at 6854 W 4700.
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - c. Discussion - Owner occupancy requirements with Accessory Dwelling Units and primary residents
 - d. Discussion – **10-5-4** Zoning Ordinance Amendments
5. Adjournment

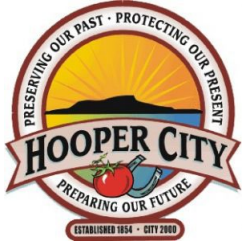
Morghan Yeoman

Morghan Yeoman, City Recorder

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice has been posted at the Hooper City Civic Center; the Utah Public Meeting Notice website; and hoopercity.com on or before February 8, 2024.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JANUARY 11, 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 January 11, 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
Briant Jacobs – City Engineer
Brandon Richards – City Attorney

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

Bryce Wilcox, Charlotte Torghele, Bob Torghele, Jan Green, Marshae Stokes, Dale Fowers, Merynn Fowers, Clint Hancock, Justin Nielson, Shay Call, Bruce Taylor, Bridger Call.

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 Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated December 14, 2023
 - i. Changes were discussed that needed to be made.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 14, 2023. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:**GREENER****PRINCE****WIDDISON****CEVERING****MOTION PASSED.****VOTE:****AYE****AYE****AYE****AYE****4. Action Items**

- a. Final Review of the West View Subdivision located at 5800 W 4200 S Hooper, UT 84315 for Still Water Construction

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

Briant Jacobs, our city engineer gave a presentation. Explained that there are 14 new lots and a revision on 1 lot. Making 15 total lots. Briant confirmed that all final letters have been received from outside entities. Commissioner Cevering asked where the Greens Landing outfall is? Briant Jacobs confirmed that it is on the 5900 W curve. Justin explains more on the outfall.

- 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 GREENER MOTIONED TO APPROVE THE FINAL APPROVAL FOR THE WEST VIEW SUBDIVISION LOCATED AT 5800 W 4200 S FOR STILL WATER CONSTRUCTION.

COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- b. Confirm time and place of regularly scheduled Planning Commission meetings for the year 2024.

COMMISSIONER PRINCE MOTIONED TO APPROVE THE TIME AND PLACE OF REGULARLY SCHEDULED PLANNING COMMISSION MEETINGS FOR THE YEAR 2024 WITH SUPPLEMENTAL MEETINGS IF NEEDED. 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. Motion- Appointment of 2024 Planning Commission Chairperson

COMMISSIONER GREENER MOTIONED TO APPOINT MARY SIMPSON AS THE 2024 PLANNING COMMISSION CHAIRPERSON. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- d. Motion – Appointment of 2024 Planning Commission Vice-Chairperson

COMMISSIONER PRINCE MOTIONED TO APPOINT SHELDON GREENER AS THE 2024 PLANNING COMMISSION VICE - CHAIRPERSON. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- e. Motion – Request to open the General Plan from Torghele Hooper LLC and Village Development

Briant Jacobs, our city engineer, gave a presentation. Briant explained that they are petitioning to change the zoning from R1- R2. Clint Hancock representing Village Development. Clint explained that the homes on 5100 W, the backyards will be facing 5100 W.

Marshae Stokes representing Heritage Development Marshae feels that half acre will fit well in the area due to the surroundings. Feels that if we want people to stay within the community, one acre lots are not that. Stated that other developments that are surrounding this piece of land are half an acre in size. Marshae states that the city has been asking for a “master plan” and with them working with Village Development, she feels that they can do that.

Brandon Richards, our city attorney, states that we have not seen a lot of requests in the past to open up the piece of the General Plan, so the Planning Commission members should give their recommendation to the City Council. Commissioner Prince read 10-9A-401. Feels to recommend denial, the plan is too new to already change. Commissioner Greener asked ‘how does the lift station work with R2 zoning when planned for R1? Briant Jacobs, our city engineer, explained how the regional lift station will work with the difference in zoning. Which will also result in doing a new impact fee study. Clint Hancock, from Village Development mentioned that West Haven City has asked Hooper City to help develop the road. The new development will also help with the cost of the road.

COMMISSIONER PRINCE MOTIONED TO RECOMMEND THE DENIAL TO CITY COUNCIL FOR OPENING THE GENERAL

PLAN. COMMISSIONER GREENER SECONDED THE MOTION.

VOTING AS FOLLOWS:

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

Bruce Taylor located at 4745 W 5100 S thanked Planning Commission for listening to the residents on the Water Tank that was proposed in November.

6. Adjournment

AT APPROXIMATELY 7:45, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

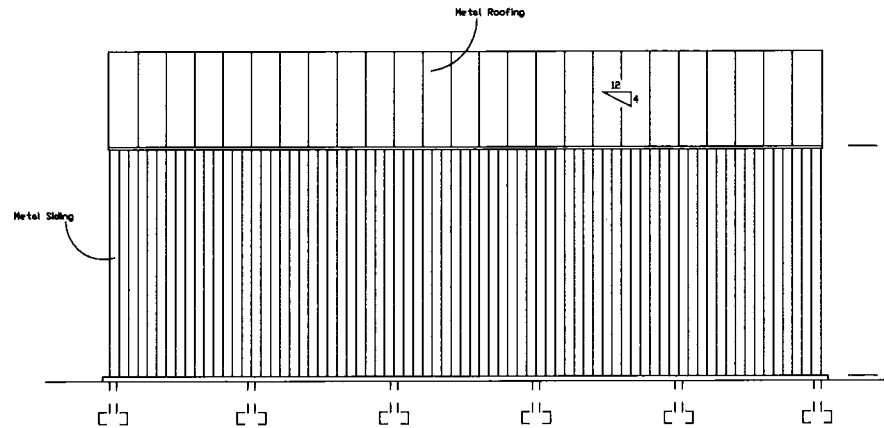
<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
GREENER	AYE
PRINCE	AYE
CEVERING	AYE
MOTION PASSED.	

Date Approved: _____

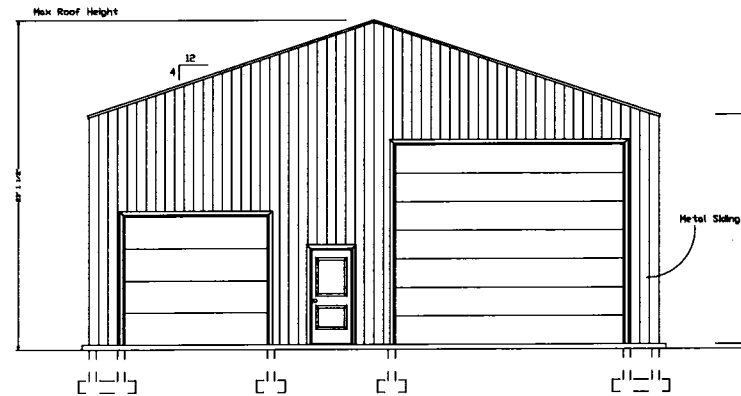
Morghan Yeoman, City Recorder

☒ Mailings \$50.00
☒ Fee: \$200.00
 Date Submitted 1/10/24

Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.



Right Elevation



Front Elevation

Homeowner:

General Contractor:
Jake Yeoman
801 589-9340

BURNEY RESIDENCE
BARN PLAN
5456 West 3750 South
Hooper, Utah

SHEET NO.
A201

DESCRIPTION
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

Creative
Line
L.L.C.
Custom Home
Solutions
CreativeLinePlans.com
©Ashlie Hull
801 628-7041

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 801-732-1064

Mailings: \$23
Fee: \$200.00
Date Submitted 1/23/24

Conditional Use Permit: Pre-School

Print Applicant Name: Xanthee Pessetto If Different, Name of Operator Xanthee Saunders
Address: 1533 N 925 W Apt. #12 Address: 6854 W 4700 S Hooper, UT
Phone Number: [REDACTED] 84404 Phone #: [REDACTED] 84315
Name of Preschool: Barnyard Beginnings Preschool
Number of children including your own you will be providing care for: 12
Number of employees (You are allowed up to two) Self
Days of operation M-F Hours of operation MWF 9-2:45

- ☒ Provide any medical and first aid training you have had. con back
☒ Provide site plan drawings of Pre-School location with fencing structure, drop off and pick up area, playground area, area in home that will be used, etc.

- ❖ The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.00 for every notice that is sent out.

This application will be evaluated by but not limited to the following items. You may want to address these issues on the back of this application.

Traffic problems ☒ Safety issued ☒ Noise ☒ Parking Fencing ☒

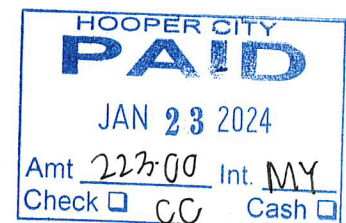
I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I am in compliance with all state and local requirements to provide preschool operations within Hooper City. If this information changes I will notify Hooper City for a Conditional Use Permit review. I understand that if conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes, I will notify Hooper City for a Conditional Use Review.

Signature: Xanthee Pessetto Date: Jan 23, 2024
saunders

Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

Comments/Conditions: _____

The completed application must be submitted three (3) weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.



- First aid training - I am CPR certified through the national CPR foundation, including CPR, AED, first aid.
-

Site plan - We will be using the garage for the business. We are building a wall with a drop ceiling to cover the garage door tracks. The wall will come down for an additional storage place. The side garage door will be used as the entrance and exit for the preschool. There are rocks in front of the house that are on the property. Parents will pull up all the way on the rocks & form a line. There is room to turn around on the rocks. The drop off duration is about 2-5 minutes. The process is repeated for pick up. There is a playground in the backyard we will use if weather permits. This is not an everyday thing.

traffic problems: - traffic should be limited. Parents are not invited to stay for the duration of class. there will only be traffic at drop off/pick up, which is only 2-5 minutes at the beginning & end of class. class times are tentatively

MWF : 9-11:30

MWF : 12:30-3:00

TT: 9-11:00

} may be adjusted by 15 minute increments

Safety issues: - I am CPR certified. We will also be certified by Utah State childcare. Any safety issues will be noted on our State profile, and will be resolved during the day. They visit twice a year to ensure all safety guidelines.

noise: - noise should not be too much of an issue. We will be inside most of the time.

Parking/fencing: - property is already fenced. There will be no parking necessary, just ~~an~~ drop off/pick up.

10-5-4 Zoning Ordinance Amendments

A. Process:

- 1-Zoning Ordinance Amendment Initiated by City Council. The City Council may propose to amend this Title following the notice and public hearing procedures in HCC 10-5A.
- 2-Zoning Ordinance Amendment Initiated by Property Owner. An application and fees, as set forth in HCC 10-5A, shall be submitted to the City on forms provided by the City.
- 3-The City Council shall apply the standards listed in paragraph B and the required findings listed in paragraph C to review the zoning ordinance amendment.
- 4-If the City Council approves a zoning ordinance map amendment pursuant to a request from a property owner, the City Council shall not subsequently reverse its action or otherwise change the zoning classification for a period of at least three years.

B. Standards: For zoning ordinance map amendments, the subject property shall meet the minimum dimensional standards of the proposed base zone.

C. Required Findings: Upon recommendation from the Commission, the City Council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a map or text amendment to the zoning ordinance, the City Council shall make the following findings:

- 1-The zoning ordinance amendment complies with the General Plan;
- 2-The zoning ordinance amendment complies with the regulations outlined for the proposed base zone, specifically the purpose statement;
- 3-The zoning ordinance amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 4-The zoning ordinance amendment shall not result in an adverse impact upon the delivery of services by any service provider providing public services within the city including, but not limited to, school districts, fire districts, water or sewer districts, or utilities.

10-5-4 Zoning Amendments Considerations

A. Process for changing Zoning and/or General Plan in a Residential Zone:

- 1-Proposals for changing property Zoning shall be initiated by the Property Owner by submitting an application and fees, as set forth in HCC 10-5A, to the City office on forms provided by the City.
- 2-If the proposed change in Zoning differs from the Future Land Use, the proposal shall first go to the Planning Commission for a determination as to whether the General Plan shall be opened for the proposed amendment.
 - a. If the zoning change proposal is acceptable to the Planning Commission, a recommendation to amend the zoning and General Plan will be submitted to the next available City Council meeting. If the petition goes to the City Council, the Council will consider the proposal and opening the General Plan.
 1. If accepted, the Council will open, modify and close the General Plan in the same meeting.
 2. If rejected, the Council will deny the request and no changes to zoning nor the General Plan will be considered.
 - b. If the zoning change proposal is not acceptable to the Planning Commission, the proposal will be denied and the proposal will not be submitted to the City Council.
 - c. If the petition is denied by the Planning Commission or the City Council, the landowner may again apply for change no sooner than twelve months from their original Planning Commission meeting.
- 3-The City Council shall apply the standards listed in paragraph D and the required findings listed in paragraph E to review the zoning amendment.
- 4-If the City Council approves a zoning map amendment pursuant to a request from a property owner, the City Council shall not subsequently reverse its action or otherwise change the zoning classification for a period of at least three years.

B. Process for Changing Zoning and or General Plan in a Commercial Zone:

- 1-Proposals for changing property Zoning shall be initiated by either the Property Owner and the Developer (if applicable) by submitting an application and fees, as set forth in HCC 10-5A, to the City office on forms provided by the City.
- 2-If the proposed change in Zoning differs from the Future Land Use, the proposal shall first go to the Planning Commission for a determination as to whether the General Plan shall be opened for the proposed amendment. Note that the commercial zone is flexible pertaining to the proposed commercial development area. Amendments to the commercial zone may allow amendments to adjacent residential development if proposed as one project.
 - a. If the zoning change proposal is acceptable to the Planning Commission, a recommendation to amend the zoning and General Plan will be submitted to the next available City Council meeting. If the petition goes to the City Council, the Council will consider the proposal and opening the General Plan.
 1. If accepted, the Council will open, modify and close the General Plan in the same meeting.
 2. If rejected, the Council will deny the request and no changes to zoning nor the General Plan will be considered.
 - b. If the zoning change proposal is not acceptable to the Planning Commission, the proposal will be denied and the proposal will not be submitted to the City Council.
 - c. If the petition is denied by the Planning Commission or the City Council, the landowner may again apply for change no sooner than twelve months from their original Planning Commission meeting.
- 3-The City Council shall apply the standards listed in paragraph D and the required findings listed in paragraph E to review the zoning amendment.
- 4-If the City Council approves a zoning map amendment pursuant to a request from a property owner, the City Council shall not subsequently reverse its action or otherwise change the zoning classification for a period of at least three years.

C. Process for Changing Zoning and or General Plan in a Any Zone Initiated by the City Council:

- 1-For the general health, safety, and welfare of the public, or to comply with State Law, the City Council reserves the right to open and make changes to the zoning and General Plan at any time.

D. Standards: For zoning ordinance map amendments, the subject property(ies) **must** meet the minimum dimensional standards of the proposed base zone **otherwise, the property(ies) shall not be eligible for rezone.**

E. Required Findings: Upon recommendation from the Commission, the City Council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an amendment to the zoning, the City Council shall make the following findings:

- 1-The zoning amendment complies with the General Plan;
- 2-The zoning amendment complies with the regulations outlined for the proposed base zone, **specifically the purpose statement;** (Not sure if this is the purpose statement of the zone or for the proposed change)
- 3-The zoning amendment shall not be **materially detrimental** (Not sure what this means or how it is defined) to the public health, safety, and welfare; and
- 4-The zoning amendment shall not result in an adverse impact upon the delivery of services by any service provider providing public services within the city including, but not limited to, **school districts, fire districts, water or sewer districts, or utilities** (Not sure that this meets State Code) .

F. Annual General Plan Review: **???** (Not sure if we want to tackle this at this time or not?)