HOOPER CITY
PLANNING COMMISSION AGENDA
NOVEMBER 12, 2026, 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 at 6:00 pm and their regularly scheduled meeting on Thursday, November 12, 2026, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00pm

1. Discussion on Agenda Items
2. Accessory Structure Height Limit
3. HCC Title 6; Chapter 5; Pressure Irrigation Text Amendment

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 September 9, 2026
    b. Motion – Approval of minutes dated October 8, 2026
4. Action Items
    a. Rezone Request for Heritage Land Development located at 3313 S 5100 W. The rezone request is to go from a R1 Zone (1 acre) to R2 Zone (.5 acre).
        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. Continued discussion: Accessory Structure Height Limit
    c. Continued discussion: HCC Title 6; Chapter 5; Pressure Irrigation Text Amendment
5. Citizen Comment *(Resident(s) attending this meeting will be allotted 3 minutes to express any concerns. No action can or will be taken on any issue presented.)*
6. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

**Please see notes regarding public comments and public hearings*

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 and agenda was posted within the Hooper City limits on this 12th day of November 2026 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at https://www.hoopercity.com/meetings.

**NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS*

A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings.
    a. When a member of the audience addresses the council, they will come to the podium and state their name.
    b. Each person will be allotted three (3) minutes for their remarks/questions.
    c. The City Recorder will inform the speaker when their allotted time is up.

**CONFLICT OF INTEREST*

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.

Table 10-2B-4 Accessory Structure Requirements in a Residential Zone

Dimensional Standard (in feet)	R1	R.75	R2	R3	R4	ROS	HDR	PUD[1]
Accessory Structure:								
Setback (feet) from:								
1. Side property line on arterial or collector street	30	30	30	30	25	30	25	25
2. Side property line on local street	20	20	20	20	20	20	20	20
3. Interior side property line with a side public utility easement	10	10	10	10	5	10	10	10
4. Interior side property line without a side public utility easement measured at drip edge	5	5	5	5	5	5	5	5
5. Rear property line with a rear public utility easement	10	10	10	10	10	10	10	10
6. Rear property line without a rear public utility easement measured at drip edge	5	5	5	5	5	5	5	5
Maximum accessory building height in feet	25	25	25	18	18	18	18	18
Minimum Distance Between Buildings	10	10	10	10	10	10	10	10

1 Accessory structures in the High Density Residential (PUD) Zone shall not exceed two hundred (200) square feet in size per HCC 10-2F-3.

CUP Height 2025/2026			
Name	**Address**	**Zone**	**Height**
Chadwick	4586 S 6700 W	R2	26'8"
Dabach	4704 S 5950 W	R2	25'6"
Huff	4942 W 4825 S	ROS	23'
Clark	4459 W 5775 S	R4	19'

Current Ordinance

CHAPTER 5 PRESSURE IRRIGATION

6-5-1 Purpose
6-5-2 Developers Required To Install Pressure Irrigation System
6-5-3 Hook Up Required In New Subdivisions When Available
6-5-4 Developers Required To Escrow Funds
6-5-5 Required Hook Up For New Builders And New Buyers
6-5-6 Exception
6-5-7 Penalty

6-5-1 Purpose

The purpose of this ordinance is to require developers to install pressure irrigation systems in all new subdivisions and commercial sites within the City of Hooper and to ensure that all new home buyers and those who purchase existing homes in Hooper connect to the secondary pressure irrigation system, if it is available at the time of purchase or construction.

6-5-2 Developers Required To Install Pressure Irrigation System

Developers Required to Install Pressure Irrigation System: Developers of all new subdivisions within the City of Hooper are required to install all necessary improvements to ensure each lot within the subdivision is able to connect to a secondary pressure irrigation system. If a pressure irrigation system is available in the subdivision, the developer must ensure each lot is connected to the system as part of their development agreement with the city. If a pressure irrigation system is not yet available for a subdivision, the developer must install a dry system what will enable each lot to connect to a secondary pressure system as soon as it becomes available in that area.

6-5-3 Hook Up Required In New Subdivisions When Available

Home owners in all subdivisions that are approved by the City after 2000 are required to connect to a secondary pressure irrigation system within thirty (30) days after it becomes available to the subdivision unless exempted by the city administrators for a minor subdivision.

6-5-4 Developers Required To Escrow Funds

Developers Required to Escrow Funds: When a subdivision is built in an area where secondary pressure irrigation is not yet available, developers must escrow funds to cover the cost of water shares, or the actual water shares, and connection fees to a secondary system for each lot in the subdivision with the City or with the applicable water company. These funds will be held in escrow until such time as a secondary pressure system is available in the area and will then be used to pay for the connection and water shares for each lot.

6-5-5 Required Hook Up For New Builders And New Buyers

Any person who builds a new home or buys an existing home is required to connect to a pressure irrigation system upon occupancy, if a system is available to that lot.

6-5-6 Exception

HCC 6-5-5 shall not apply to owners who lawfully use water from a well or canal to irrigate their property.

6-5-7 Penalty

A violation of any part of this ordinance is a Class C Misdemeanor.

Draft Update

CHAPTER 5 — OUTDOOR IRRIGATION WATER SOURCES

6-5-1 Purpose

The purpose of this chapter is to require new subdivisions and commercial developments to demonstrate a lawful and adequate source of water for outdoor irrigation while allowing property owners and water service providers to determine service arrangements. Property owners must maintain a source of water for outdoor irrigation.

6-5-2 Definitions

OUTDOOR IRRIGATION WATER SOURCE: A lawful source of water available for outdoor landscape irrigation, including secondary water, culinary water (where the culinary provider authorizes such use), lawfully available well water, canal water, or another legally authorized source.

SECONDARY IRRIGATION SYSTEM: A system delivering nonculinary water for outdoor irrigation.

CULINARY IRRIGATION SYSTEM: An outdoor irrigation system supplied by culinary water from a culinary water provider that authorizes such use.

6-5-3 New Development

A. An applicant for approval of a new residential subdivision or new commercial development shall demonstrate that the proposed development has a lawful and adequate outdoor irrigation water right and source.

B. The applicant shall submit written confirmation from an applicable water provider or other reasonable documentation establishing lawful access to the proposed water rights and its availability for delivery to the project for anticipated outdoor irrigation use. Where the proposed source is culinary water, the documentation shall confirm that the culinary provider authorizes outdoor irrigation for the proposed development.

C. Installation, service connections, water shares, connection fees, and other provider service conditions shall be determined by the applicable provider, subject to Hooper City ordinances, standards, specifications, and any other applicable law. Nothing herein limits the City's lawful authority over improvements within public rights-of-way or other applicable construction and safety standards.

6-5-4 Existing Properties

A. Existing residential properties must utilize a lawful outdoor irrigation water source, subject to applicable law and the lawful requirements of the applicable provider.

C. When a property is subdivided or redeveloped in a manner requiring a new subdivision or commercial development approval, the applicant shall demonstrate an outdoor water irrigation right and delivery system for the proposed development under Section 6-5-3.

D. The City does not guarantee the continuing availability, quantity, pressure, or delivery of any irrigation source.

6-5-5 Administration

Compliance with Section 6-5-3 shall be reviewed in the applicable development approval process.

HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, SEPTEMBER 9, 2026, 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:00pm and their regular meeting at 7pm on September 09, 2026, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:
Jase McCormick
Bryce Widdison
Travis Bates
Tucker Weight
Blake Cevering

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:
Malcolm Jenkins – City Planner
Jamee Johnston – Deputy City Recorder
Nic Mills – City Attorney

Sheri Bingham - Mayor
Ryan Hill – City Council
Dale Fowers – City Council
Larry Ropelato – City Council
Ray Hancock – City Council

6:00PM JOINT WORK MEETING

1. Discussion on Terra Strada LLC Development Agreement

The Planning Commission held a joint work session with City Council to discuss the master development agreement for Terra Strada LLC. Discussion focused on flex space, commercial zoning for the commercial area, phasing, open space, density and unit types.

7:00PM REGULAR MEETING

1. Meeting Called to Order

At 7:00pm Commissioner McCormick called the meeting to order.

2. Opening Ceremony

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a. Pledge of Allegiance

Commissioner Bates led in the Pledge of Allegiance.

b. Reverence

Commissioner Weight offered reverence.

3. Consent Items

None

4. Action Items

a. Conditional Use Permit Request for James Chadwick for an oversized structure located at 4586 S 6300 W. The request is for 3,000 square feet with a height of 26.8 feet.

Malcolm Jenkins, the city planner, presented the request for a 3,000 sq ft storage/hobby shop, electrical only, setbacks were met.

COMMISSIONER BATES MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT REQUEST FOR JAMES CHADWICK FOR AN OVERSIZED STRUCTURE LOCATED AT 4586 S 6300 W. THE REQUEST IS FOR 3,000 SQUARE FEET WITH A HEIGHT OF 26.8 FEET. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	VOTE:
MCCORMICK	AYE
WIDDISON	AYE
BATES	AYE
WEIGHT	AYE
CEVERING	AYE

MOTION APPROVED.

Public Comment:

Nick Smith – Hooper Resident

Nick expressed his concern of the size of the structure and that he supports his neighbor having a shop but does not like the size and height of the shop.

Nicolle Brown – Hooper Resident

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Nicolle expressed her concerns on the flood plain at the location and what the engineer had made it.

COMMISSIONER CEVERING MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. COMMISSIONER BATES SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	VOTE:
MCCORMICK	AYE
WIDDISON	AYE
BATES	AYE
WEIGHT	AYE
CEVERING	AYE

MOTION APPROVED.

Planning Commission asked for representative; no representative present. Planning Commission discussed the size and height of the shop.

COMMISSIONER WEIGHT MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR JAMES CHADWICK LOCATED AT 4586 S 6300 W. COMMISSIONER MCCORMICK SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	VOTE:
MCCORMICK	AYE
WIDDISON	NAY
BATES	NAY
WEIGHT	AYE
CEVERING	NAY

MOTION FAILED.

COMMISSIONER MCCORMICK MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR JAMES CHADWICK LOCATED AT 4586 S 6300 W WITH CONDITION THAT IT MEETS THE MAX HEIGHT IN CURRENT ORDINANCE. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	VOTE:

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MCCORMICK	**AYE**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION APPROVED.

b. Motion: Conditional Use Permit Request for Miguel and Natalie Adame for hobby kennel located at 6022 S 4400 W.

Malcolm Jenkins, the city planner, spoke on the application for the hobby kennel license with the map of the yard up for display.

Natalie Adame, the representative, with the interpreter, spoke on being deaf and living with her aunt that is also deaf, and Natalie explained that having the dogs they help alert them when someone is at the door or with other things. Natalie explained she wanted a kennel license for the six dogs.

Planning Commission asked for clarification on the amount of dogs, animal control complaints, and issues claiming that the dogs get out.

COMMISSIONER WIDDISON MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT REQUEST FOR MIGUEL AND NATALIE ADAME FOR A HOBBY KENNEL LOCATED AT 6022 S 4400 W. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**AYE**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION APPROVED.

Public Comment:

Jon Fawson- Hooper Resident

Jon stated that their dogs are better behaved and bark less than his own dogs and that if they come outside, they do not leave their yard, his only concern is

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the number of dogs and does not want them to get more dogs than they have. Jon said the dogs help Natalie.

Patrice Thomas – Hooper Resident
Patrice stated she has a support dog herself and supports them having the support dogs.

COMMISSIONER WEIGHT MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**AYE**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION APPROVED.

Planning Commission discussed disability acts, animal control issues not having any proof of what dog, and cleaning requirements.

COMMISSIONER WEIGHT MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR MIGUEL AND NATALIE ADAME FOR A HOBBY KENNEL LOCATED AT 6022 S 4400 W WITH CONDITION TO A MAX OF SIX DOGS, PICK UP AND CLEAN ONCE A WEEK, AND SECURED GATES FROM THE INSIDE. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**AYE**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION APPROVED.

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c. Rezone request for Bridger Smith located at 5271 W 4600 S. The rezone request is to create a half-acre lot with a previously existing home on it. The purpose is to separate the home from the agriculture land.

Malcolm Jenkins, the city planner, presented the request explaining the existing home on R1 zoned parcel; future land use map shows R 0.75 zone. Applicant was not present.
Planning Commission spoke of concerns regarding lack of owner documentation/consent, Malcolm Jenkins, the city planner stated the documentation was in the packet, and consistency with surrounding lot sizes and land use map.

COMMISSIONER WEIGHT MOTIONED TO ENTER A PUBLIC HEARING FOR A REZONE REQUEST FOR BRIDGER SMITH LOCATED AT 5271 W 4600 S. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**AYE**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION APPROVED.

Amy Christopherson – Hooper Resident
Amy thanked commission for having the applicant provide proper documentation. Amy still has concerns about the lot size and believes Shultz is wanting a rezone. Amy asked commission to deny the request.

Amber Kelso- Hooper Resident
Amber asked planning commission who originally applied for the request for the amendment for the flood plain requirement. Amber asked who benefits from the change and why the commission is considering it.

COMMISSIONER CEVERING MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**

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MCCORMICK	**AYE**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION APPROVED.

Planning Commission discussed the lot size and the request they asked for at the previous meeting.
Discussion on the motion included if applicant was to come back and submit at a .75 lot sized if they would go through planning commission.

COMMISSIONER BATES MOTIONED TO DENY THE REZONE REQUEST FOR BRIDGER SMITH LOCATED AT 5271 W 4600 S. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**AYE**
WIDDISON	**NAY**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION DENIED.

d. Recommendation of the amendment to the HCC 10-4A-31.
Discussion on the proposed amendment related to elevation standards.
Public hearing had been held previously.
Concerns expressed about groundwater, flooding risk, and prior engineering recommendations regarding utilities. Some support for case by case evaluation.

COMMISSIONER MCCORMICK MOTIONED TO APPROVE THE RECOMMENDATION OF THE AMENDMENT TO THE HCC 10-4A-31. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**AYE**
WIDDISON	**AYE**

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BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**NAY**

MOTION APPROVED.

e. Development Agreement for Terra Strada LLC located approximately at 4700 W 5500 S.

Staff and developer representatives presented the revised Master Development Agreement. Extensive discussion continued from the work session regarding commercial prioritization, phasing and occupancy, open space, density, owner occupancy, landscaping, lift station and infrastructure timing, prohibited commercial uses, and overall completeness of the agreement. Commission expressed frustration that prior direction had not been fully incorporated and that unit counts and site details remained insufficiently defined for a confident recommendation.

COMMISSIONER WIDDISON MOTIONED TO ENTER A PUBLIC HEARING FOR A DEVELOPMENT AGREEMENT FOR TERRA STRADA LLC LOCATED APPROXIMATELY AT 4700 W AND 5500 S. COMMISSIONER BATES SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**AYE**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION APPROVED.

Public Comment:

Amber Kelso – Hooper Resident

Amber wants to know why the development agreement is being rushed stating that the access was short notice. Amber read off a statement brought with her that spoke on space and code, true starter homes, rentals, third party inspectors, and would like both parties to know what is expected.

Amanda Prince – Hooper Resident

Amanda thanked planning commission on their efforts and read off code.

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Amanda read off the email she had sent out to commission and council that spoke on the developer's agreement being rushed, and the timeline of the process and the posting of the documents. Amanda recommended the commission to table to discuss it more.

Amy Christopherson – Hooper Resident
Amy recommended commission to deny or table it again. Amy referenced the unit amounts and said that she is not ok with it. Amy talked about if commission says yes, they say yes for all residents.

Sheldon Greener – Hooper Resident
Sheldon said the developer's agreement is not ready to be approved and is not apposed but wants to make sure it is right.

Ryan Hill -Hooper Resident
Ryan clarified that the lift station costs are still in the agreement. Ryan wanted to thank commission for the group work session and wants to continue to work together and discuss it. Ryan stated there are errors that need correction and wants to walk away and feel good about it, feels they are under a time restriction.

Bruce Taylor -Hooper Resident
Bruce spoke on the lift station and said that the mayor has votes to do whatever she wants.

Scott Nye – Hooper Resident
Scott spoke on residents are paying for sewer systems and they should not pay for theirs.

COMMISSIONER WEIGHT MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**AYE**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

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MOTION APPROVED.

Planning Commission had further extensive discussion on the need for revised agreements with the recommendations previously asked for, the need for clearer direction on unit type and numbers, roles planning commission and city council, and tabling for additional joint discussion.

COMMISSIONER CEVERING MOTIONED TO DENY THE DEVELOPMENT AGREEMENT AS CURRENTLY WRITTEN. COMMISSIONER BATES SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**NAY**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION DENIED.

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.)

Paul Ott – Hooper Resident
Paul is concerned about the business not paying for the sewer and talked about the fees for the current sewer and his bill that raised. Paul spoke on him putting in his sewer line and getting rid of his septic tank.

Scott Nye – Hooper Resident
Scott spoke on commissioner Weight and him not agreeing and wants him to pay his bill. Scott spoke on the flood plain line and asked who pushed the plain line.

Larry Ropelato – Hooper Resident
Larry shared experience with the flood plain and high-water table on local farmland. Larrry spoke on the Army Corps reviewing his property and noted variation in drainage. Larry acknowledged potential conflict of interest as an affected property owner.

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Ryan Hill – Hooper Resident
Ryan referenced current code and that property is case-by-case basis. Ryan spoke on JUB engineering letter on the flood plain line and read off the letter.

Bob Kamal – Hooper Resident
Bob recalled the history of the sewer system being forced on the community and spoke on "pioneering" the sewer system.

Patrice Thomas – Hooper Resident
Patrice noted that Hooper lacks flood insurance participation and expressed concern that without it, assistance would not be available in a flood disaster.

6. Adjournment

AT APPROXIMATELY 9:51 PM, COMMISSIONER WIDDISON MOTIONED TO ADJOURN THE MEETING. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
MCCORMICK	**AYE**
WIDDISON	**AYE**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**

MOTION PASSED.

Date Approved: _____

_____
Jamee Johnston, Deputy City Recorder

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HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, OCTOBER 8, 2026, 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:00pm and their regular meeting at 7pm on October 08, 2026, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:
Travis Bates
Tucker Weight
Blake Cevering
Nathan Denny

COMMISSION MEMBERS EXCUSED:
Jase McCormick
Bryce Widdison

CITY STAFF & CITY COUNCIL PRESENT:
Malcolm Jenkins – City Planner
Jamee Johnston – Deputy City Recorder
Nic Mills – City Attorney

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6:00PM WORK MEETING

1. Discussion on Agenda Items
   Planning Commission held a work session where agenda items were discussed; conditional use permit request for Rusty Eskelson for an oversized structure.

2. Discussion: HCC Title 6; Chapter 5: Pressurized Irrigation
   Commissioners discussed the current pressurized irrigation ordinance and whether the city should remain involved in secondary water requirements.

3. Discussion: Conditional Use: Oversized Structures
   Brief discussion occurred regarding ongoing conditional use permits for oversized accessory structures.

7:00PM REGULAR MEETING

1. Meeting Called to Order

   At 7:00pm Commissioner Bates called the meeting to order.

Commissioner Bates announced the Hooper Haunt moved to Friday, October 9th due to weather.

2. Opening Ceremony
   a. Pledge of Allegiance

      Commissioner Weight led in the Pledge of Allegiance.

   b. Reverence

      Commissioner Denny offered reverence.

3. Consent Items
   a. Motion – Approval of Minutes dated August 13, 2026
      With no corrections.

      COMMISSIONER WEIGHT MOTIONED TO APPROVE THE MINUTES DATED AUGUST 13, 2026, WITH NO CORRECTIONS. COMMISSIONER DENNY SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	VOTE:
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

      MOTION APPROVED.

   b. Motion – Approval of Minutes dated August 27, 2026
      With no corrections.

      COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED AUGUST 27, 2026, WITH NO CORRECTIONS. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	VOTE:
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

DRAFT

MOTION APPROVED.

4. Action Items

a. Conditional Use Permit Request for Rusty Eskelson for an oversized structure located at 5380 S 7500 W. The request is for 6,000 square feet with a height of 25 feet.

Malcolm Jenkins, the city planner, presented the request and spoke on the oversized structure with the site plan and plans up for display.

Rusty Eskelson, the applicant, spoke on the address difference.
Planning Commission asked for paperwork to be corrected to the correct address.

COMMISSIONER CEVERING MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT REQUEST FOR RUSTY ESKELSON FOR AN OVERSIZED STRUCTURE LOCATED AT 5380 S 7500 W. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	VOTE:
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

MOTION APPROVED.

Public Comment:
Paul Buckway- Hooper Resident
Paul spoke on the shops within a mile and stated that they are large shops. Paul spoke on his approval of the shop and that size stating that others are large as well.

COMMISSIONER DENNY MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	VOTE:
BATES	AYE
WEIGHT	AYE

DRAFT

CEVERING	**AYE**
DENNY	**AYE**

MOTION APPROVED.

COMMISSIONER WEIGHT MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR RUSTY ESKELSON FOR AN OVERSIZED STRUCTURE LOCATED AT 5380 S 7500 W WITH THE CONDITION THAT RUSTY CHANGES TO 5420 S ON THE PERMIT APPLICATION. COMMISSIONER DENNY SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**
DENNY	**AYE**

MOTION APPROVED.

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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.)

Nicole Brown – Hooper Resident

Nicole spoke on the pressurized irrigation system and when it was put in and the background of the system. Nicole spoke on the conversation that she had with Mike Shultz and read off a statement by Cory Green.

Amy Christofferson – Hooper Resident

Amy spoke on coming in peace and wants to speak from her heart and how she cares about what happens in the city and also spoke on her emails to council and commission. Amy spoke on apologizing in assuming the worse and wants to state facts. Amy wants to work together with the community and thanked the commission for their time.

Amanda Prince – Hooper Resident

DRAFT

Amanda thanked the planning commission for the time and decisions they have made recently. Amanda spoke commission making enemies with decisions commission makes.

6. Further Discussion: HCC Title 6; Chapter 5: Pressurized Irrigation
   Planning Commission discussed 6-5-4 escrows hold, 6-5-5 defining the word available, will serve letters, culinary providers and having them meet with planning commission, Malcolm Jenkins, the city planner took recommendations.

7. Further Discussion: Conditional Use: Oversized Structures
   Malcolm Jenkins, the city planner, refreshed the discussion from the work meeting. Planning Commission spoke on the discussion they had in the work meeting about setting a hard height cap, and checking with Nate Tolman, the city inspector.

8. Adjournment

AT APPROXIMATELY 7:34 PM, COMMISSIONER DENNY MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
BATES	**AYE**
WEIGHT	**AYE**
CEVERING	**AYE**
DENNY	**AYE**

MOTION PASSED.

Date Approved: _____

_____
Jamee Johnston, Deputy City Recorder

DRAFT

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE
HOOPER CITY

ZONING MAP

Date Submitted_____

HOOPER CITY PAID
OCT 26 2026
Amt 395.15 Int. MX
Check ☐ CC Cash ☐

Petition No. _____ Parcel No. _087120001__

Date Submitted _10/14/26_____

Address of Site _3313 S 5100 W , Hooper

Applicant's Name Selvoy Fillerup, Heritage Land Development_____

Phone Number [redacted]

Address _1404 Washingtn Blvd, Ste 200, Ogden, UT 84401 [redacted]

FEE SCHEDULE **$250.00 plus $5 per acre the cost for publishing the notice in the Standard Examiner. The publishing cost will be determined and the applicant will be billed. The bill must be paid before it will be heard by the Planning Commission and Council.**

****

NOTE: The Applicant must submit **a plat map** from the County Recorder's Office which accurately delineates the property being considered and **a legal description** (see requirements listed on the back).

****

* Present Zoning of Property: _A1_____ Present Use of Property: _Agriculture_____

Proposed Zoning of Property: _R2_____ Proposed use of Property if Property is Re-zoned (explain in detail)
_The proposed use for this property is residential lots.
Acreage of Property: _37.03
Reason why Re-zoning is Requested: The proposed project is well suited for this area. The neighboring parcels have been rezoned to the R2 zone as well.

Will the proposed Re-zoning conform to the City Master Plan? _X____ Yes _____ No (Explain and attach)

See attached.

Signature of Applicant _____ Signature of Property Owner _____

Spring Landing Rezone Proposal

The proposed rezone from R1 to R2 is consistent with the broader goals and objectives of Hooper City's General Plan, the City's established development pattern in this area, and its long-term investment in regional sewer infrastructure.

Although the General Plan's current Future Land Use Map identifies the property for one-acre residential development, the proposed R2 zoning represents a reasonable and appropriate refinement of that designation based on the surrounding development, available infrastructure, and the City's previous planning decisions.

In 2017, Hooper City approved the rezoning of the neighboring Rawson Ranch development from R1 to R2. During that approval process, the City specifically recognized that the regional sewer lift station constructed as part of Rawson Ranch would serve not only that subdivision but also surrounding properties. The City further acknowledged that R2 zoning would provide additional residential density to help support the cost of the regional sewer infrastructure.

Our property is located immediately south of Rawson Ranch and has a confirmed connection to that same regional sewer system. The proposed rezone would therefore extend the same land-use and infrastructure planning principles that the City previously applied to Rawson Ranch.

The proposed development consists of approximately 60 single-family residential lots on 37 acres, representing a gross density of approximately 1.6 lots per acre. This is less dense than the 61-lot Rawson Ranch subdivision approved on approximately 35.5 acres. The proposed R2 zoning would preserve the area's single-family residential character while allowing a modest increase in housing opportunities.

Furthermore, the Rawson Ranch regional lift station was reportedly engineered to accommodate approximately 730 residential units, demonstrating that the infrastructure was planned to serve residential growth beyond the original Rawson Ranch subdivision. Subject to verification of the engineering capacity and designated service area, this investment provides additional support for allowing appropriately located residential development to utilize the regional sewer system.

The proposed rezone also advances the City's housing objectives by providing additional single-family housing opportunities on smaller lots without introducing multifamily housing or substantially changing the residential character of the surrounding neighborhood. Hooper City's 2023 General Plan amendment recognizes the importance of

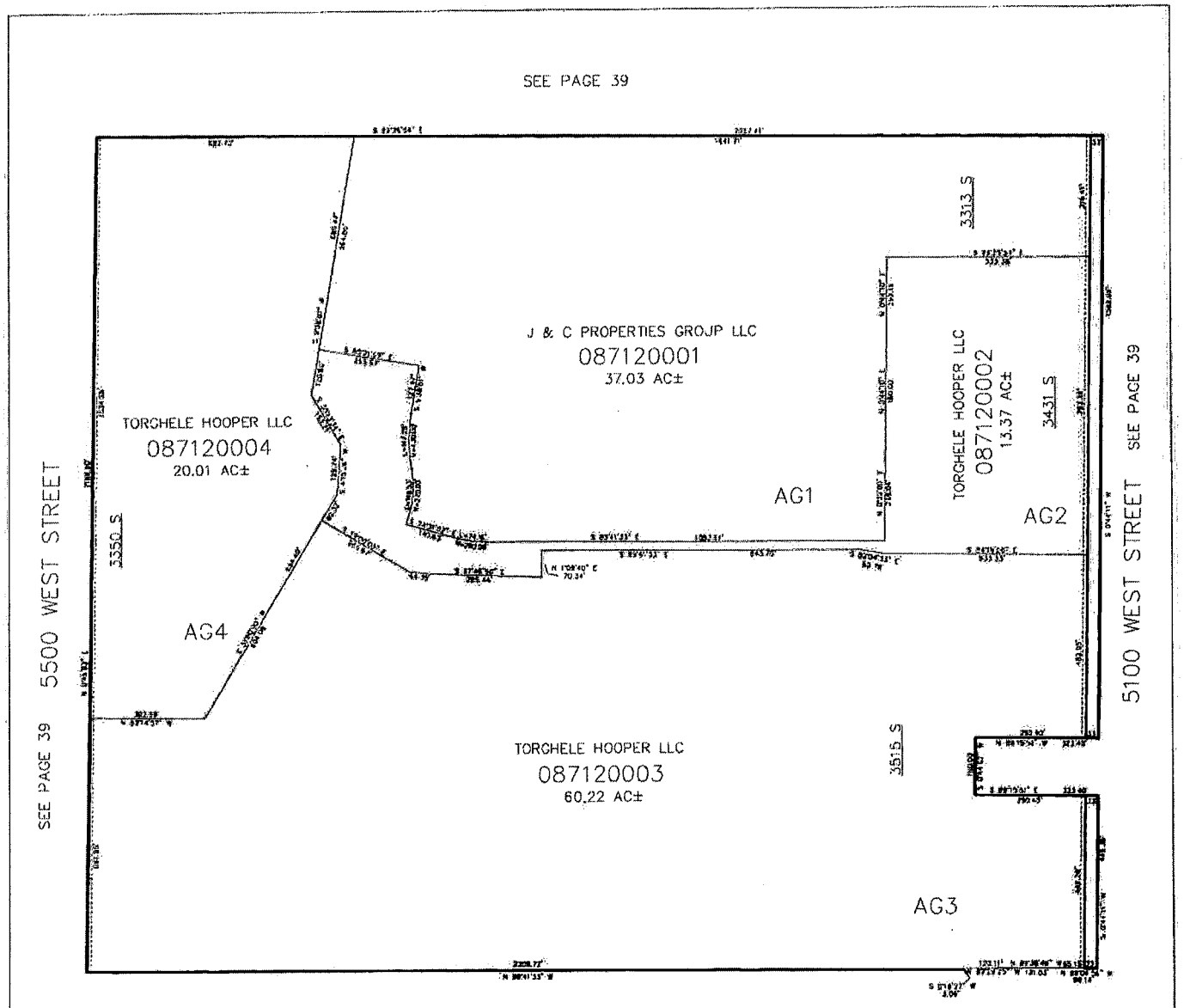
PART OF THE NE.1/4, OF SECTION 6, T.5N., R.2W., S.L.B & M.

TORGHELE FARM NON-DEVELOPMENT LAND DIVISION

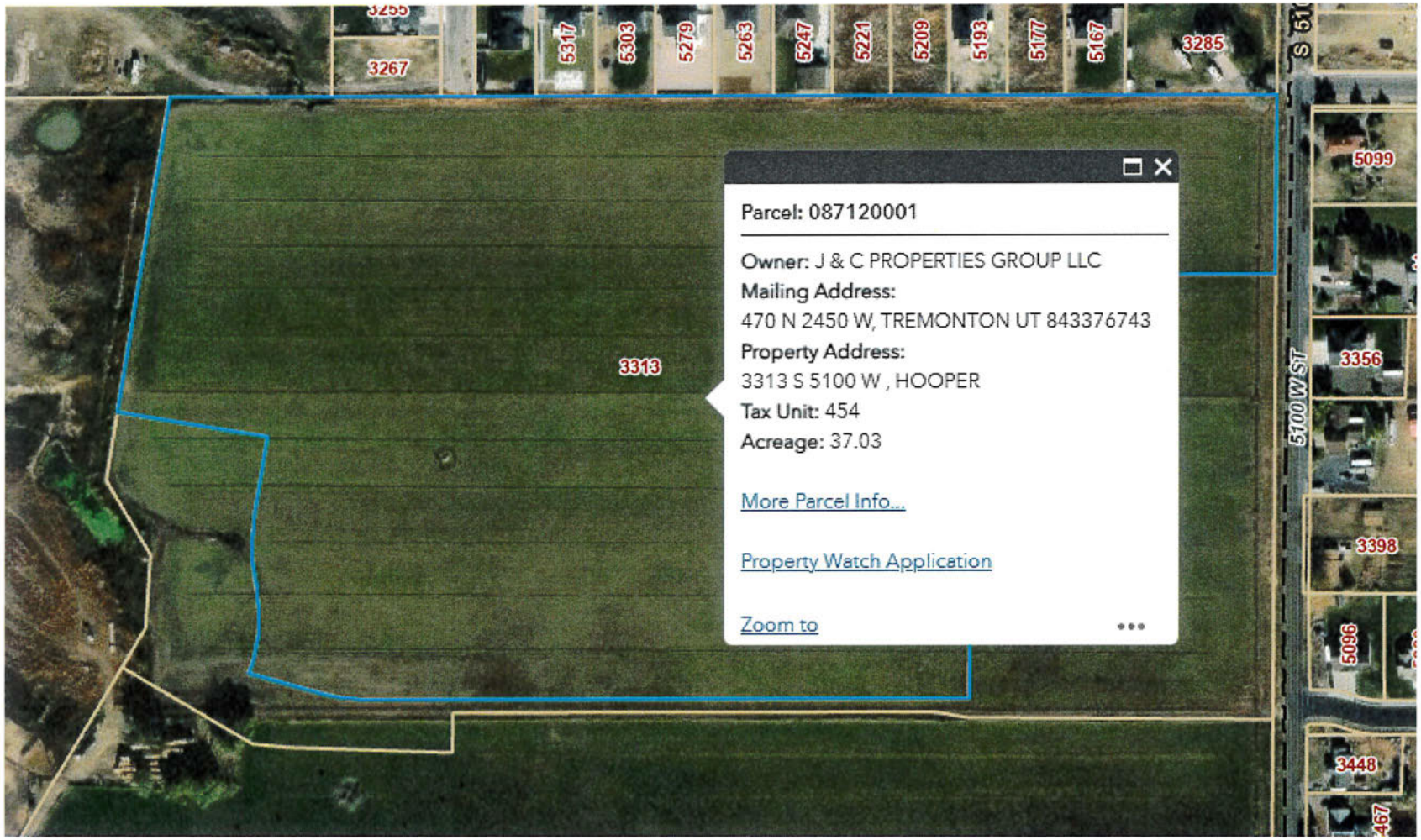
IN HOOPER CITY

TAXING UNIT: 454

SCALE 1" = 200'



FOR TAX PURPOSES ONLY


3255
3267
5317
5303
5279
5263
5247
5221
5209
5193
5177
5167
3285
S 51
5099
3356
5100 W ST
3398
5096
3448
467
3313
Parcel: 087120001
Owner: J & C PROPERTIES GROUP LLC
Mailing Address:
470 N 2450 W, TREMONTON UT 843376743
Property Address:
3313 S 5100 W , HOOPER
Tax Unit: 454
Acreage: 37.03
More Parcel Info...
Property Watch Application
Zoom to