



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, MAY 14, 2026, 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 6:00pm and their regular meeting at 7pm on May 14, 2026, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Jase McCormick  
Bryce Widdison  
Blake Cevering  
Travis Bates  
Tucker Weight  
Nathan Denny- Alternate

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Malcolm Jenkins – City Planner  
Morghan Yeoman – City Recorder  
Darren Curtis – City Attorney

**6:00PM 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 McCormick called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Weight led in the Pledge of Allegiance.

b. Reverence

Commissioner McCormick offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated April 09, 2026  
With no corrections.

**COMMISSIONER WEIGHT MOTIONED TO APPROVE THE MINUTES DATED APRIL 09, 2026, WITH NO CORRECTION. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>MCCORMICK</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>WIDDISON</b>	<b>AYE</b>
<b>BATES</b>	<b>AYE</b>
<b>WEIGHT</b>	<b>AYE</b>

**MOTION APPROVED.**

*Commissioner McCormick announced that the two oversized structure conditional use permits had been withdrawn by the applicants and would proceed under the now ordinance, so they were removed from the agenda.*

Prior to discussion of the conditional use permit request for Nick Brown and Grace Richards Brown for a hobby kennel, Commission voted to move Citizen Comment ahead of Action Item 4a.

**COMMISSIONER BATES MOTIONED TO MOVE CITIZEN COMMENT BEFORE ACTION ITEM. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>MCCORMICK</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>WIDDISON</b>	<b>AYE</b>
<b>BATES</b>	<b>AYE</b>
<b>WEIGHT</b>	<b>AYE</b>

**MOTION APPROVED.**

4. 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 Voorhees- Hooper Resident

Shay spoke on the concerns about license that is being applied for. Feels that they should not be applying for the hobby kennel and should be applying for a commercial kennel. Shae asked for commissioners to deny the request.

Brian Beus -Hooper Resident

Would like to know what some of the conditions are that will be placed for this hobby kennel license and asked who will monitor this conditional use.

Sheryl Harames – Hooper Resident

Sheryl expressed concerns for the barking dogs and stated that she wrote a letter to the commissioners as well.

Grace Richards – Hooper Resident

Grace explained what she applied for and explained what she does with her dogs.

**COMMISSIONER WIDDISON MOTIONED TO CLOSE CITIZEN COMMENT. COMMISSIONER BATES SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>MCCORMICK</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>WIDDISON</b>	<b>AYE</b>
<b>BATES</b>	<b>AYE</b>
<b>WEIGHT</b>	<b>AYE</b>

**MOTION APPROVED.**

5. Action Items

- a. Conditional Use Permit Request for Nick Brown and Grace Richards for a hobby kennel located at 6559 W 4600 S.

Commissioner McCormick spoke about what they received from the residents and on the conditions that they discussed in the work meeting.

Malcolm Jenkins, the city planner, showed the site plan and discussed what they are requesting.

Planning Commissioners discussed bark collars, and smell management.

**COMMISSIONER BATES MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR NICK BROWN AND GRACE RICHARDS FOR A HOBBY KENNEL LOCATED AT 6559 W 4600 S WITH THE CONDITIONS OF HAVING BARK COLLARS, GATES TO BE LOCKED AND SECURED, REGULAR CLEANING TO BE DONE, NO COMMERCIAL USE, ALL FENCING SURROUNDING THE DOG AREA TO BE A MINIMUM OF 6 FEET AND NUISANCE CONTROL. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>MCCORMICK</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>WIDDISON</b>	<b>AYE</b>
<b>BATES</b>	<b>AYE</b>
<b>WEIGHT</b>	<b>AYE</b>

**MOTION APPROVED.**

- b. Motion: Conditional Use Permit Request for Mike Pollard for an oversized structure located at 5271 S 4950 W. The request is for 2,400 square feet. Malcolm

Application withdrawn, no vote was made.

- c. Motion: Conditional Use Permit Request for Douglas Gilbert for an oversized structure located at 5794 W 4000 S. The request is for 4,096 square feet.

Application withdrawn, no vote was made.

6. Adjournment

**AT APPROXIMATELY 7:26 PM, COMMISSIONER WIDDISON MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>MCCORMICK</b>	<b>AYE</b>

<b>CEVERING</b>	<b>AYE</b>
<b>WIDDISON</b>	<b>AYE</b>
<b>BATES</b>	<b>AYE</b>
<b>WEIGHT</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

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

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Jamee Johnston, Deputy City Recorder

APPROVED