



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, MARCH 13, 2025, 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 March 13, 2025, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Amanda Prince
Bryce Widdison
Blake Cevering
Sheldon Greener- ZOOM
Jase McCormick
Steve Wall
Gene Larson

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
Brandon Richards – City Attorney

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed. Jamee Johnston the deputy city recorder, read off planning commissioners terms that were decided upon by city council.

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 Prince led in the Pledge of Allegiance.

b. Reverence

Commissioner Cevering offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated January 09, 2025

Commissioner Prince mentioned that December planning meeting minutes need to be approved at the next meeting now that they have a quorum for it.

Changes were made.

COMMISSIONER WIDDISON MOTIONED TO APPROVE THE MINUTES DATED JANUARY 09, 2025, WITH CORRECTION. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

4. Action Items

a. Conditional Use Permit for Rhett Hickman for an oversized structure totaling 2,000 sq ft located at 5994 W 5900 S.

The city Planner Malcolm Jenkins presented to planning commission with a visual on display with Rhett Hickman’s plans.

Rhett Hickman – property owner

The planning commission discussed Rhett Hickman’s plans for his oversized structure and that it is going to be used for storage with no electrical or

plumbing but will be stubbed in. Commissioner Prince stated that when he does plan to put in Electrical or Plumbing, he will need to come back into the city to do that.

Shauna Ray – Hooper Resident

Shauna asked if he is not putting power in his shop how he will open the garage doors and use the shop as storage with no electricity.

**COMMISSIONER PRINCE MOTIONED TO APPROVE
A CONDITIONAL USE PERMIT FOR RHETT
HICKMAN FOR AN OVERSIZED STRUCTURE
TOTALING 2,000 SQ FT LOCATED AT 5994 W 5900 S.
COMMISSIONER WALL SECONDED THE MOTION.
VOTING AS FOLLOWS:**

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

MOTION APPROVED.

- b. Conditional Use Permit Request for Alaynia Winter for a daycare located at 6049 W 4600 S.

The city planner Malcolm Jenkins presented the plans to planning commissioners.

Alaynia Winter – Hooper Resident

The planning commissioners and Alaynia Winter discussed Alaynia’s plans and for her daycare regarding the specified number of children in her home being 12 at a time including her own child, that it is required to submit an exemption letter to the city, Alaynia stated that she will not be cooking any food but will provide snacks and that there will be no changing of diapers, Planning Commissioners inquired on the pick up and drop off congestion in front of her home. Alaynia stated she will stagger the classes so that there will be little traffic. Alaynia spoke on her background and previous experience with daycares and children. Alaynia will get a business license for the daycare after she is approved and did not want to get it prior to being approved.

No Public Comment.

COMMISSIONER PRINCE MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR ALAYNIA WINTER FOR A DAYCARE LOCATED AT 6049 W 4600 S WITH A CONDITION THAT ALAYNIA WINTER FORWARDS HER EXEMPTION LETTER FROM BUREAU OF CHILD CARE LICENSING TO THE CITY. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

- c. Conditional Use Permit Request for Tyler Larkin located at 6690 W 5100 S. The request is to add a bathroom and office space within the oversized structure.

The city planner Malcolm Jenkins presented with a description of the conditional use permit requested by Tyler Larkin with a plan up for display. Malcolm stated the staff’s due diligence and what had been inspected.

Tyler Larkin

The planning commission and Tyler Larking discuss Tyler’s plans. Tyler stated that he wanted a bathroom and office simply because his sister that works with him wants a bathroom instead of a port a potty. They also discuss where his emergency exits are and spoke on windows and sizes if needed to escape. Commissioner Prince questioned that on his original conditional use permit he stated for personal use but that his website indicates that it is being used for wholesale commercial purposes and that his land is not zoned commercial either. Tyler stated that no cars are coming and going for purchase, that it is wholesale not for the public. The city attorney Brandon Richards stated that they can put a condition on the permit that he cannot conduct business out of it.

Public Comment:

Weston Flynn – Hooper Resident

Weston states that he and his wife have been trying to get a building permit for two years and Tyler is hooking into power, water, and sewer but he has paid up to 80,000 dollars so far for improvements to hook up. He is frustrated and feels he has been jumping through hoops when Tyler does not have to. Weston also is concerned about what is in his containers and whether the product is flammable and whether it is being used for commercial purposes.

Shauna Ray - Hooper Resident

Shauna stated that she is having similar issues at her house that she put in a pool and two years after the inspector told her the permit was not finished. Shauna thinks the planning commission can put conditions on Tyler’s request.

The planning commission and Tyler Larkin cleared up questions regarding the greenhouse and the home on the property. Tyler stated they cannot use the bathroom in the house because it is rented out and does not want to intrude. Tyler stated that he feels he is in compliance with his original conditional use permit.

COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR TYLER LARKIN LOCATED AT 6690 W 5100 S TO ADD A BATHROOM AND OFFICE SPACE WITHIN THE OVERSIZE STRUCTURE WITH A CONDITION THAT TYLER LARKIN IS IN COMPLIANCE WITH ALL CITY AND STATE ORDINANCES THAT PERTAIN TO THE PARCEL. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

d. Discussion/Motion: HL Parker Legacy Subdivision Developer Agreement Extension Request located approximately at 5900 S 5900 W.

The city planner Malcolm Jenkins briefly presented Chris Ott’s developer’s agreement and extension history with dates with HL Parker Legacy Subdivision. Malcolm Jenkins stated that Hooper city staff recommend a 6-month extension through 10/15/2025.

Chris Ott-

Chris Ott stated that he was ready to pave last year but due to Hooper Tomato days they were delayed and stated that Jared wanted him to wait until spring. He stated that Jared didn’t want him to bring in or move the slope during the winter weather.

Commissioner Prince asked if 6 months would be an adequate time to finish the project and if that is the only thing left to complete. Chris Ott stated that there is more than enough time to complete the project within the 6 months.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE 6 MONTH EXTENSION FOR HL PARKER LEGACY SUBDIVISION LOCATED APPROXIMATELY AT 5900 S 5900 W. COMMISSIONER WALL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

e. Discussion/Motion: Decision on revoting for Chair and Vice Chair at next planning commission meeting.

Commissioner Widdision speaks on the reasoning for the discussion that the planning commission went from a 5-person to a 7-person quorum and that the

chair and vice chair were voted upon when they knew that there would be a 7 quorum and would like all the planning commission to have a vote.

Commissioner Larson disagreed and stated that the beginning of the year is when the vote is taking place and that the chair will be revoted on next year.

Commissioner Prince stated that the vote is not stated on a specific date and would like it if everyone has a say and work together. Commissioner Prince questioned why we wouldn't want everyone to have a voice.

Commissioner Wall asked what the position is for, does it give someone a higher power of some sort and feels they are bullied into making a new vote and for why.

Commissioner Prince stated that she felt that the chair should have some experience under their belt.

The city attorney Brandon Richards stated it was a legal vote and would not be illegal to revote with the whole quorum present.

The Planning Commissioners discussed whether to vote upon chair and vice chair again now that the whole quorum is present.

COMMISSIONER PRINCE MOTIONED TO APPROVE THE DECISION TO REVOTE FOR CHAIR AND VICE CHAIR AT THE NEXT PLANNING COMMISSION MEETING. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
MCCORMICK	NAY
WIDDISON	AYE
PRINCE	AYE
WALL	NAY
CEVERING	NAY
GREENER	AYE
LARSON	NAY

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.)

Shauna Ray – Hooper Resident

Shauna stated that she put a pool in 2021 and in 2022 she got notified that her pool permit was not finished and that all she needed was locks on her gates from the inspector. When the inspector came out, she stated that she asked the inspector if the neighbor was to code because it was being built 6 inches from her fence. Shauna stated that they were not to code and that nothing happened with their extension. The city attorney Brandon Richards wants office staff to look at her issue.

6. Adjournment

AT APPROXIMATELY 8:34 PM, COMMISSIONER CEVERING MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

Date Approved: _____

Jamee Johnston, Deputy City Recorder