



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, MARCH 12, 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 6:30pm and their regular meeting at 7pm on March 12, 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:

Morghan Yeoman – City Recorder  
Jamee Johnston – Deputy City Recorder  
Jared Hancock – Public Works Director  
Darren Curtis – City Attorney

**6:30PM WORK MEETING**

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed, Aberdeen Ranch Subdivision, oversize structure for Brad Clark, oversize structure for Tom McFarland, and planning commission chair and vice chairperson.

**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 January 15, 2026

With no corrections.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED JANUARY 15, 2026, WITH NO CORRECTIONS. COMMISSIONER BATES SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION APPROVED.**

b. Motion – Approval of Minutes dated February 12, 2026.

With no corrections.

**COMMISSIONER BATES MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 12, 2026, WITH NO CORRECTIONS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION APPROVED.**

4. Action Items

a. Final approval for Aberdeen Ranch Subdivision located at 5688 S. 5900 W. for Nilson Homes.

Jared Hancock, the public work director, spoke on behalf of the TRC committee stating the process Aberdeen Ranch Subdivision has gone through.

Commissioner Bates asked, other than the name change has there been any other changes made.

**COMMISSIONER WEIGHT MOTIONED TO APPROVE THE FINAL APPROVAL FOR ABERDEEN RANCH SUBDIVISION LOCATED AT 5688 S 5900 W FOR NILSON HOMES. 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.**

- b. Conditional Use Permit request for Brad Clark for an oversized structure totaling 1,080 sq ft located at 4459 W 5775 S.

Morghan Yeoman, the City Recorder, presented the Conditional Use Permit for Brad Clark listing some brief details and displayed it on the screen.

Representative, Ann Clark, stated that they are using the structure for storage.

**COMMISSIONER BATES MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT REQUEST FOR BRAD CLARK FOR AN OVERSIZED STRUCTURE TOTALING 1,080 SQ FT LOCATED AT 4479 W 5775 S. 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.**

Public Comment:

Jeremy Samson – Hooper Resident

Jeremy stated that he is a neighbor and is in favor of the shop.

**COMMISSIONER WEIGHT MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. 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.**

Planning Commission had no more questions for Representative Ann Clark.

**COMMISSIONER BATES MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR BRAD CLARK FOR AN OVERSIZED STRUCTURE TOTALING 1,080 SQ FT LOCATED AT 4459 W 5775 S. 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.**

- c. Conditional Use Permit request for Tom McFarland for an oversized structure totaling 2,100 sq ft located at 5579 S 7100 W.

Morghan Yeoman, the City Recorder, presented the Conditional Use Permit request for Tom McFarland. Morghan displayed what it would look like on the screen and stated the size and that it was submitted for storage use.

Alyssa McFarland, representative for Tom McFarland, stated that they want the structure to be used for storage.

**COMMISSIONER WIDDISON MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT REQUEST FOR TOM MCFARLAND FOR AN OVERSIZED STRUCTURE TOATLING 2,100 SQ FT LOCATED AT 5579 S 7100. 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.**

Public Comment:  
None

**COMMISSIONER WEIGHT MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. 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.**

Commissioner Cevering asked representative Alyssa McFarland if they were putting a sink in and asked about any drain. Inspector will catch any drains.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR TOM MCFARLAND FOR AN OVERSIZED STRUCTURE TOTALING 2,100 SQ FT LOCATED AT 5579 S 7100 W. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION APPROVED.**

- d. Motion: Approval of 2026 Planning Commission Chairperson.  
 Planning Commissioner McCormick stated what is expected of the Chairperson and the Vice Chairperson.

Planning Commissioner Cevering nominated Jace McCormick for Chair.

**COMMISSIONER CEVERING MOTIONED TO APPROVE PLANNING COMMISSIONER JASE MCCORMICK AS 2026 PLANNING COMMISSION CHAIRPERSON. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION APPROVED.**

- e. Motion: Approval of 2026 Planning Commission Vice-Chairperson.  
 Planning Commissioner Cevering nominated Travis Bates for Vice Chairperson.

**COMMISSIONER CEVERING MOTIONED TO APPROVE PLANNING COMMISSIONER TRAVIS BATES AS 2026 PLANNING COMMISSION VICE CHAIRPERSON. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

<b>BATES</b>	<b>AYE</b>
<b>WEIGHT</b>	<b>AYE</b>

**MOTION APPROVED.**

- f. Motion: Approval of 2026 Planning Commission Meeting Schedule.  
 Planning Commission went over the 2026 Planning Commission schedule.

**COMMISSIONER WEIGHT MOTIONED TO APPROVE THE 2026 PLANNING COMMISSION MEETING SCHEDULE. 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. 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.)*

None

Adjournment

**AT APPROXIMATELY 7:16 PM, COMMISSIONER WIDDISON MOTIONED TO ADJOURN THE MEETING. 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 PASSED.**

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

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Jamee Johnston, Deputy City Recorder

APPROVED