



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, APRIL 10, 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 April 10, 2025, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Jase McCormick
Bryce Widdison
Amanda Prince
Blake Cevering
Sheldon Greener

COMMISSION MEMBERS EXCUSED:

Gene Larson

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

- a. The Planning Commission discussed the agenda items, including the conditional use permit request for Bryce Clark and the rezone request for Terrastrada LLC.
- b. Malcolm Jenkins led a discussion regarding oversized structures and accessory dwelling unit (ADU) square footage regulations.

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 Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated December 12, 2024

Changes were made.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED DECEMBER 12, 2025, WITH CORRECTIONS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

b. Motion- Approval of Minutes dated March 13, 2025

Changes were made.

COMMISSIONER WIDDISON MOTIONED TO APPROVE THE MINUTES DATED MARCH 13, 2025, WITH CORRECTIONS. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

4. Action Items

- a. Conditional Use Permit request for Bryce Clark for an oversized structure totaling 1,730 sq ft located at 4790 S 5500 W.

The City Planner, Malcolm Jenkins presented the application for a 1,730 square foot enclosed pool house, noting it meets accessory structure setback requirements and includes electricity but no plumbing. The structure’s height is approximately 19 feet 6 inches.

Bryce Clark, the applicant, addressed safety concerns regarding pool access, confirming a fence will be installed around the property, with three sides completed by the end of construction and the front fence planned by year-end. The structure will have lockable garage doors to prevent unauthorized access. Clark also confirmed compliance with impervious surface ordinances.

Public Comment:

Kurt Campbell – Hooper Resident

Expressed concerns about an irrigation easement along the north side of Clark’s property, questioning potential encroachment and damage to a piped ditch. Clark clarified the structure is set back from the easement, and light equipment will be used to avoid damaging the pipe. Staff confirmed the easement was considered in the application review.

COMMISSIONER GREENER MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR BRYCE CLARK FOR AN OVERSIZED STRUCTURE TOTALING 1,730 SQ FT LOCATED AT 4790 S 5500 W. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

- b. Rezone Request for Terrastrada LLC located approximately at 5500 S 4700 W. The request is for Rezoning of property from low density residential to Commercial (C2) and residential mixed use planned unit residential.

The city planner, Malcolm Jenkins, commented on Terrastrada and Smith's plan and stated that a development agreement to address zoning and infrastructure concerns can still be worked out. Staff encouraged the commission to recommend zoning alignments with the general plan.

Brett Wahlen, representing Terrastrada LLC, presented the General Plan Alignment: Terrastrada Application, (printout Brett handed out) emphasizing alignment with the general plan's mixed-use vision and a fiscal impact analysis by LRB indicating a net positive fiscal impact. Wahlen highlighted affordable housing calculations and openness to a development agreement.

Commissioners questioned the proposed Planned Unit Development (PUD) versus patio home designation, density restrictions, and open space requirements. A patio designation could allow for moderate-income housing or senior-focused communities.

Concerns were raised about the fiscal impact analysis projecting a net positive of \$4,328,299 over 25 years (\$173,131/year) but losses in the first three years (\$100,894 total). Additional contributions from Hooper City (beyond property tax) could reduce benefits.

Commissioners debated the Community Reinvestment Area (CRA) proposal, with concerns about public funding for the lift station (\$2.3-3 million) when other developers have self-funded infrastructure. Alternatives like a Public Infrastructure District (PID) were discussed.

The commission considered the general plan's rural character versus growth pressures from the West Davis Corridor, population growth projections (14,000 by 2030), and the need for commercial revenue to address budget constraints.

Suggestions included prioritizing the Smith store before residential development, exploring a 55+ patio home community, and ensuring compliance with city ordinances.

COMMISSIONER PRINCE MOTIONED TO RECOMMEND APPROVAL OF THE REZONE REQUEST FOR TERRASTRATA LLC AT APPROXIMATELY 5500 S 4700 W FROM LOW DENSITY

RESIDENTIAL TO COMMERCIAL (C2) AND RESIDENTIAL MIXED-USE PLANNED UNIT RESIDENTIAL, WITH THE FOLLOWING RECCOMENDATIONS LISTED BELOW.

COMMISSIONER GREENER SECONDED THE MOTION.

VOTING AS FOLLOWS:

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

MOTION APPROVED.

The city does not participate in a CRA.

The anchor store is completed before residential units.

The developer explores PUD and patio zoning designations, considering a 55+ community for the entire residential area.

Increased density is considered if it fulfills moderate-income housing needs.

The rezone complies with all city ordinances, including any necessary application to amend the general plan.

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

6. Adjournment

AT APPROXIMATELY 8:30 PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

PRINCE
CEVERING
GREENER
MOTION PASSED.

AYE
AYE
AYE

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED