



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, APRIL 09, 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 April 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  
Blake Cevering  
Travis Bates  
Tucker Weight  
Nathan Denny- Alternate

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Malcolm Jenkins – City Planner  
Jamee Johnston – Deputy City Recorder

**6:00PM WORK MEETING**

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed, including the hobby kennel license, conditional use permit for Josh Muir, Standing Park Subdivision, and oversized structure proposed increase.

**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 Bates led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated March 12, 2026

With corrections to voting on January 15<sup>th</sup> minutes. Corrections were made.

**COMMISSIONER BATES MOTIONED TO APPROVE THE MINUTES DATED MARCH 12, 2026, WITH CORRECTION TO VOTING NAME. 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.**

4. Action Items

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

Malcolm Jenkins, the city planner, provided an overview noting the request is in an R1 zone and is conditional use for a hobby kennel request.

The applicants Grace Richards Brown and Nick Brown came forward and described their plans for five adult dogs noting one is a German Shepherd and four Malinois. The applicant’s stated dogs are used for sport/competition, with supervised outdoor time in temporary runs on a grass patch in the fenced backyard. The dogs are kept indoors in a dedicated basement room when not supervised. Applicants stated they would wash the kennel once a week and there is no current breeding plans.

**COMMISSIONER WEIGHT MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE**

**PERMIT REQUEST FOR NICK BROWN AND GRACE RICHARDS FOR A HOBBY KENNEL LOCATED AT 6559 W 4600 S. 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.**

Public Comment:

Josh Muir: Hooper Resident  
Never mind spoke too soon.

Shay Vorhees: Hooper Resident  
Lives by the applicant and had a question on the quantity of dogs requested.

Brian Beus: Hooper Resident  
Brian asked what kind of dogs and asked where the kennels will be. Brian also stated his concern about the dogs attacking his family members and the barking and smells from the dogs.

Sheryl Harames: Hooper Resident  
Sheryl spoke about her Training experiences and stated that that type of dog is very terrifying and needs an experienced trainer and most trainers are not experienced enough. Sheryl spoke of the hooper walkways with dog poop, and dogs off leashes. Sheryl asked if the dogs were spade or neutered. Sheryl also asked if they have to go through the county as well as she was told she had to go through the county in years past when she applied.

Ray Hancock: Hooper Resident  
Ray spoke on the applicant not having a site plan and asked how the rest of the property is going to be dealt with and how the dogs are going to be taken back and forth to the kennels. Ray stated that he wants to see a site plan.

Fay Beus: Hooper Resident  
Fay stated she does not like dogs and is fragile and would not be able to deal with a dog that gets out. Fay stated that she is worried about the water washing

down with the smells and where the water goes. Worried about them harming her and her animals, also the barking noise.

Applicants, Nick Brown and Grace Richards Brown answered questions raised during the public hearing.

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

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

**MOTION APPROVED.**

Planning Commission discussed needing to see a site plan before voting on the conditional use permit.

**COMMISSIONER BATES MOTIONED TO TABLE THE CONDITIONAL USE PERMIT REQUEST FOR NICK BROWN AND GRACE RICHARDS FOR A HOBBY KENNEL LOCATED AT 6559 W 4600 S UNTIL A SITE PLAN IS SUBMITTED. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION TABLED.**

- b. Motion: Conditional Use Permit extension request for Joshua Muir located at 4372 S 5400 W.

Malcolm Jenkins, the city planner, presented the original ADU issued for Joshua Muir on August 8, 2024, expired on August 8, 2025. Malcolm

explained that Joshua Muir is asking for an extension and that the ADU complies with current and anticipated code. Aug 8, 2026.

Joshua Muir, the applicant, spoke on not getting the ADU done and asked for four months and stated that if they need to they will redo the process but would appreciate an extension.

Planning Commission discussed extending Joshua Muir’s ADU another year with the original date.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT EXTENSION REQUEST FOR JOSHUA MUIR LOCATED AT 4372 S 5400 W WITH A NEW EXPIRATION DATE OF AUGUST 8, 2026. 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>
<b>MOTION APPROVED.</b>	

- c. Public Hearing for Standing Park Subdivision located at 4965 S 6300 W. Hooper, UT 84315 for Standing Lane LLC.

Malcolm Jenkins, the City Planner, presented the Standing park Subdivision spoke on the review stage, that they comply with zoning and reminded planning commission of the sidewalk agreement.

David Webster, the applicant, stated that he purchased the property one year ago and wanted to develop property for him and his son and that he has met all requirements.

**COMMISSIONER WIDDISON MOTIONED TO ENTER A PUBLIC HEARING FOR STANDING PARK SUBDIVISION LOCATED AT 4965 S 6300 W HOOPER, UT 84315 FOR STANDING LANE LLC.**

**COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION APPROVED.**

Public Comment:

Brian Hotchkiss: Hooper Resident

Spoke on selling the property to the applicant and that he lives by the property and supports the subdivision.

**COMMISSIONER BATES 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>
MCCORMICK	AYE
CEVERING	AYE
WIDDISON	AYE
BATES	AYE
WEIGHT	AYE

**MOTION APPROVED.**

Commissioners discussed the standing park subdivision sidewalk and spoke on their compliance.

- d. Public Hearing for oversized structures, proposal to increase the “allowed use” square footage of accessory structures and the allowed living space of Dwellings, Secondary Detached/Detached, Accessory Dwelling Units. Additionally, other updates to the accessory structure ordinance to accommodate the potential increase in size and add clarity will be considered.

Malcolm Jenkins, the city planner, explained the proposal aims to reduce the number of routine conditional use permits by raising thresholds for allowed accessory structure sizes and increase the maximum living space for

detached/secondary ADUs. This supports housing strategies while reserving CUP review for very large proposals.

**COMMISSIONER WEIGHT MOTIONED TO ENTER A PUBLIC HEARING FOR OVERSIZED STRUCTURES, PROPOSAL TO INCREASE THE ALLOWED USE SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE ALLOWED LIVING SPACE OF DWELLINGS, SECONDARY DETACHED/DETACHED, ACCESSORY DWELLING UNITS. 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.**

Public Comment:

Ray Hancock: Hooper Resident

Spoke on the change and that it would put us more in compliance with the affordable housing and that it would be beneficial to the city. Ray spoke on the upcoming housing in the area and why it would benefit the city. Ray encourages the planning commission to put it forward.

Gerald Gaddis: Hooper Resident

Gerald spoke on the size increase of ADUs to keep in consideration that if the building is already there then let them do it. Gerald also agreed that the state can come in and tell us what to do with the land and would like to see this approved.

Mary Simpson: Hooper Resident

Wants to know if she can ask questions. Mary asked what the ADU would be going to.

Malcolm spoke/answered on the size that the ADU is going to.

Mary asked if that is living space. Malcolm confirmed yes living spaces. Mary wants Planning Commission to approve.

Jared Berrett: Hooper Resident

Jared appreciates Planning Commission listening to the public and spoke on times being tough and wants to see them push this approval and spoke on his children and the need for the ADUs.

**COMMISSIONER WIDDISON 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 discussion included increasing the ADU living space to a flat 1,260 sq. ft., removing the roof pitch requirement, updating terminology to match state definitions, adding language on parking surface materials, and other clarifications.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE CHANGES TO OVER SIZE STRUCTURES AND DWELLING UNITS WITH THE EXCEPTIONS THAT IT IS CHANGED TO 1,260 SQ. FT., REMOVE THE REQUIREMENT FOR ROOF PITCH BUT THAT IT IS ESTETICALLY APPROVED, ADD PARKING REQUIREMENTS, AND MATCH THE STATE DEFINITION OF THE SECONDARY DWELLING WORDING. 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>
<b>MOTION APPROVED.</b>	

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 8:01 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>	

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

\_\_\_\_\_  
Jamee Johnston, Deputy City Recorder