



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JULY 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 July 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
Sheldon Greener
Blake Cevering
Gene Larsen
Travis Bates

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Malcolm Jenkins – City Planner

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed, including the draft amendment for oversized structures and accessory dwelling units, and the policies and procedures document.

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 Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated June 12, 2025
No changes.

**COMMISSIONER WIDDISON MOTIONED TO
APPROVE THE MINUTES DATED JUNE 12, 2025,
WITH NO CHANGES. COMMISSIONER GREENER
SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

MOTION APPROVED.

4. Action Items

- a. Discussion/Motion- Possible draft of amending ordinance for Oversized Structures; 10-2B-4 Allowed Uses.

The City Planner Malcolm Jenkins presented the proposed amendments to the ordinance for oversized structures and ADUs.

The Planning Commissioners discussion included increasing the size of oversized structures to 5,000 sq ft for R1 zones, 3,000 sq ft for R75 zones, and 2,500 sq ft for R2 zones. ADUs would be limited to 50% of the maximum allowed accessory structure size per zone (2,500 sq ft for R1, 1,500 sq ft for R75, and 1,250 sq ft for R2), with a maximum of one detached ADU. Two dedicated parking spaces per ADU were proposed, to be verified through a conditional use permit. Concerns were raised about the significant size increase and neighbor notification, with a suggestion to notify neighbors within 600 feet for structures over 2,500 sq ft.

COMMISSIONER PRINCE MOTIONED TO RECOMMEND A REVISION OF ORDINANCE 10-2B-4 TO INCREASE ALLOWABLE SQUARE FOOTAGE ON AN OVERSIZED STRUCTURE IN R1 ZONE TO 5,000 SQUARE FEET, IN R75 ZONE 3,000 SQUARE FEET, R2 2,500 SQUARE FEET. ADU'S INCREASE TO A MAXIMUM OF 50% OF THE ACCESSORY SQUARE FOOTAGE. DETACHED ADU'S R1 MAX 2,500, R75 MAX OF 1,500 SQUARE FEET, AND R2 MAX OF 1,250 SQUARE FEET. WITH CONTINGENCE OF ONLY ONE ADU PER PROPERTY. ALSO, A RECCOMENDATION FOR PROPERTY PARKING FOR ADU'S. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

b. Discussion/Motion- Policies and Procedures.

The Planning Commission discussed the proposed policies and procedures document, compiled from other cities brought by commissioner Prince.

The Planning Commissioners discussed the policies and procedures with some of these key topics; requirements for planning commission chair, requirements for the chair for documentation shared between TRC and the Planning Commissioners, Changing the maximum number of commission members absent from two to three, conflicting agenda, discussion on meetings ending at 9pm, and allowing public comments on agenda items during citizen comment.

COMMISSIONER GREENER MOTIONED TO ADOPT THE POLICIES AND PROCEDURES WITH THE ADDITIONS AND DEDUCTIONS THAT WERE DISCUSSED AND PRESENTED BY COMMISSIONER

PRINCE. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

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.)

Shauna Ray- Hooper Resident

Shauna questioned commissioners on a local homeowner that has their kids live in an RV in the street in front of their home for a few weeks then moves and comes back. Shauna asked if that is ok to do in Hooper.

6. Adjournment

AT APPROXIMATELY 8:17 PM, COMMISSIONER GREENER 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
BATES	AYE
CEVERING	AYE
GREENER	AYE
LARSEN	AYE

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED