



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, OCTOBER 09, 2025, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on October 09, 2025, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Bryce Widdison
Travis Bates
Sheldon Greener
Amanda Prince

COMMISSION MEMBERS EXCUSED:

Gene Larsen
Jase McCormick
Blake Cevering

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where they discussed agenda items, including the Angus Farms Subdivision, and flag lots.

7:00PM REGULAR MEETING

1. Meeting Called to Order

At 7:00pm Commissioner Widdison called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Bates led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

None

4. Action Items

a. Public Hearing for Angus Farms Subdivision located at 5688 South 5900 West Hooper, Utah 84315 for Nilson Homes.

Malcolm Jenkins, the City Planner, presented the Angus Farms Subdivision, a 22-lot subdivision at 5688 South 5900 West.

Steve Anderson with Nilson Homes spoke on the subdivision plans and the irrigation.

Planning Commission and Steve Anderson had a conversation regarding the roads to the subdivision meeting city code, Lot labeled 1, and UDOT and the City Road requirements.

**COMMISSIONER PRINCE MOTIONED TO ENTER A
PUBLIC HEARING FOR ANGUS FARMS
SUBDIVISION. COMMISSIONER GREENER
SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

MOTION APPROVED.

Public Comment:

Danna Tracy-

Danna inquired about the subdivision's northern boundary.

There was clarification that the subdivision does not border their property.

Danna also questioned the irrigation ditch and if it would be piped.

Planning Commission and Steve Anderson discussed the irrigation ditch plans.

**COMMISSIONER GREEENER MOTIONED TO
CLOSE THE PUBLIC HEARING AND RETURN TO**

**REGULAR MEETING. COMMISSIONER PRINCE
SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

MOTION APPROVED.

The Planning Commission had a discussion on lot 1 and its frontage, the road distance, and irrigation plans.

b. Discussion- Flag Lots

The City Planner, Malcolm Jenkins introduced a discussion on flag lots. The planning commission discussed other cities' flag lot ordinances and previous reasons why the city does not allow flag lots.

The Planning Commission proposed a future work meeting with Jared, the public work director, and possibly the fire department as well as some utilities to discuss flag lots.

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 7:41 PM, COMMISSIONER GREENER
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER
PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
BATES	AYE
PRINCE	AYE

GREENER

AYE

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED