



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, MAY 08, 2025, 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 May 08, 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  
Gene Larsen

COMMISSION MEMBERS EXCUSED:

Travis Bates

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

The Planning Commission discussed the agenda items, including the Flynn Subdivision, Rawson Ranch Phase 2 Subdivision, subdivision approval process with timelines and Hooper City ordinances.

**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 Prince led in the Pledge of Allegiance.

b. Reverence

Commissioner McCormick offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated April 10, 2025

Changes were made.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED APRIL 10, 2025, WITH CHANGES. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>MCCORMICK</b>	<b>AYE</b>
<b>WIDDISON</b>	<b>AYE</b>
<b>PRINCE</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>GREENER</b>	<b>AYE</b>
<b>LARSEN</b>	<b>AYE</b>
<b>MOTION APPROVED.</b>	

4. Action Items

a. Discussion/Motion- Final approval for Flynn Subdivision located approximately at 4931 S 6700 W for Weston Flynn.

The City Planner, Malcolm Jenkins, presented the Flynn Subdivision, a one-lot subdivision at 4931 S 6700 W. The proposal was revised from an initial two-lot plan. The subdivision meets zoning and city development ordinances, with all utility provider final approval letters received. The Technical Review Committee (TRC) recommended approval with deferred frontage improvements through the ordinance-prescribed escrow process. A waiver for the land use separation fence was signed by adjacent property owners.

Weston Flynn, the applicant, addressed the commission, Weston inquired about a memo letter, which Jenkins agreed to provide.

**COMMISSIONER PRINCE MOTIONED TO APPROVE THE FINAL APPROVAL FOR FLYNN SUBDIVISION LOCATED APPROXIMATELY AT 4931 S 6700 W FOR WESTON FLYNN. 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>WIDDISON</b>	<b>AYE</b>
<b>PRINCE</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>GREENER</b>	<b>AYE</b>
<b>LARSEN</b>	<b>AYE</b>

**MOTION APPROVED.**

- b. Discussion/Motion- Final approval for Rawson Ranch Phase 2 Subdivision located approximately at 15-527-0007 for Kamie and Garff Hubbard.

City Planner Malcolm Jenkins presented the Rawson Ranch Phase 2 Subdivision, comprising 28 lots at parcel 15-527-0007. The subdivision received preliminary approval and underwent multiple review cycles, addressing rear drainage and meeting zoning and development ordinances. All final approval letters from utility providers were received, and the TRC recommended approval.

Garff Hubbard, the applicant’s representative, highlighted the extensive public hearings held since 2017 for the project. Commissioner Prince confirmed that neighbor concerns raised in prior meetings were resolved.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE FINAL APPROVAL FOR RAWSON RANCH PHASE 2 SUBDIVISION LOCATED AT PARCEL 15-527-0007 FOR KAMIE AND GARFF HUBBARD. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>MCCORMICK</b>	<b>AYE</b>
<b>WIDDISON</b>	<b>AYE</b>
<b>PRINCE</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>GREENER</b>	<b>AYE</b>
<b>LARSEN</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.)*

Garff Hubbard- Hooper Resident

Garff proposed implementing a speed limit on the bike trail to address safety concerns with various types of bikes and users.

KC Tucker – Hooper Resident

The resident discussed his property, currently zoned R1 on one acre. They expressed interest in splitting the parcel into two half-acre lots (R2) to build a new home and improve the property. They noted confusion with the future land use map indicating R0.75 zoning and sought clarification. Commissioner Prince explained that rezoning to R2 is possible but splitting into two half-acre lots would require a general plan amendment. Prince suggested exploring an accessory dwelling unit (ADU) as an alternative, limited to 960 square feet. The resident expressed a preference for a larger home and was advised to discuss it further with planning staff.

6. Adjournment

**AT APPROXIMATELY 7:20 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	AYE
CEVERING	AYE
GREENER	AYE
LARSEN	AYE

**MOTION PASSED.**

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

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Jamee Johnston, Deputy City Recorder

APPROVED