

Planning Commission Meeting

August 8th, 2019

Present: Commission Chairman Dale Fowers, Commissioners Nathan Platt and Cindy Cox, Community Developer Director- Mike Fisher

Excused: Commissioner Jacob Draper and Mary Simpson, City Attorney - Brandon Richards and City Engineer- Tracy Allen

WORK MEETING: Agenda and line items reviewed.

PLANNING COMMISSION MEETING

Chairman Fowers called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited by Commissioner Platt and reverence was offered by Commissioner Cox.

APPROVAL OF THE MINUTES

The minutes for the July 11th, 2019 Planning Commission meeting were reviewed by the Commission.

MOTION Commissioner Platt made a motion to approve the July 11th, 2019 meeting minutes. Commissioner Cox seconded the motion. Commissioners Cox and Platt voted “aye”. The motion passed unanimously.

NEW BUSINESS

1. Final Approval – Brooks Estates; Forty (40) lots – 5300 S. 4600 W.

The purpose of this subdivision is to create forty (40) single family residential building lots on 17.6 acres in the City’s R-3 zone. Developer is requesting to complete the subdivision without phasing. Formerly reviewed as “Hafen” or “Higley Meadows Phase 4” subdivisions.

Developer made request to table discussion.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing. No Comment, closed public comment

MOTION Commissioner Cox made a motion to table the request for final approval of the Brooks Estates Subdivision at 5300 S. 4600 W. Commissioner Platt seconded the motion. Commissioners Platt and Cox voted “aye”. The motion passed unanimously.

2. Request for Rezone – Allan Karras, R1 to R2 approx. 4700 S. 6100 W.

Allan Karras has submitted a request for rezone of 19.08 acres for the purpose of future development.

Mike Fisher, Community Development Director, presented details of the rezone request to the Commission.

Allan Karras, developer, available for questions. Presented and gave details of possible subdivision concept for parcels requested in rezone.

PUBLIC HEARING

Chairman Fowers opened the Public Hearing.

Dale Widdison made the following comments:

- Property Owner,
- Spoke in favor of rezone request.

Frank Leavitt made the following comments:

- Concerned about the layout of a .50 acre subdivision and the increase of traffic.

Michelle Edwards made the following comments:

- Concerned about future increased road traffic through her subdivision.

Ken Edwards made the following comments:

- Concerned about growth within the City and adverse effects on property values.
- Spoke in favor of keeping R1 zoning.

Jan Widdison made the following comments:

- Property Owner.
- Spoke in favor of R2 zoning.

Dan Calder made the following comments:

- Spoke in concern about future subdivision and its purposed layout.

Elaine Gurbey made the following comments:

- Spoke in against rezone to R2 zoning.

Scott Nye made the following comments:

- Spoke in favor of keeping R1 zoning. Would like 1 acre to be the minimum.

Sheri Bingham made the following comments:

- Spoke in favor of allowing R2 zoning.

Greg Hartelt made the following comments:

- Would like it to remain larger lot sizes.
- Spoke in favor of keeping R1 zoning.

Tami Nye made the following comments:

- Spoke against R2 zoning.
- Concerned about overcrowding.

Planning Commissioners clarified with residents that, by state law, Hooper City is required to have a General Plan and that the approved plan is a result of multiple “open houses”, public meetings and discussions with residents that guide a recommendation that would help direct the city’s future development. Part of the Planning Commissions responsibility to uphold the general plan map, which was approved, to ensure stability for potential growth. Commissioners encouraged residents to continue to participate in upcoming discussion in the General Plan process so they can have their concerns addressed and discussed.

Steve Minster made the following comments:

- Wanted a timeline for final approve of the request.

Chris Paulsen made the following comments:

- Spoke in favor of allowing R2.
- Encouraged residents to contact elected officials to voice concerns about growth.

Ann Christopherson made the following comments:

- Spoke in favor of rezone.

Michael Stokes made the following comments:

- Commented on the history of Hooper and 1 acre lots.

Sheldon Greener made the following comments:

- Asked about layout of future subdivision.
- Spoke in concern for safety and access through subdivision.

Chairman Fowers made announcement for additional comments. No Comment, closed public comment.

MOTION Commissioner Platt made a motion to recommend approval for the R1 to R2 rezone, Allan Karras/Widdision; 19.08 acres. Commissioner Cox seconded the motion. Commissioners Platt and Cox voted “aye”. The motion passed unanimously.

MOTION to adjourn was made by Commissioner Cox.
Seconded by Commissioner Platt.

The meeting was adjourned at 8:13 p.m.

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