

Hooper City Council Meeting Minutes
December 5th, 2019

Present: Mayor Korry Green
Councilman Ryan Hill
Councilman Chris Cave
Councilman Chris Paulsen
Councilman Kyle Cooke
Councilman Brad Ostler
Community Development Director, Mike Fisher
Attorney- Reed Richards

WORK MEETING

The agenda and city business items were reviewed. Discussion on updates to City ordinances on public safety, business licenses, impact fees and other items were reviewed

COUNCIL MEETING

1. Mayor Green opened the meeting at 7:00 p.m.
2. The Pledge of Allegiance was led by Tyce Jensen and reverence by Dale Fowers.

APPROVAL OF MINUTES

The minutes for the November 21st, 2019 Council Meeting were reviewed by the Council.

MOTION: Councilman Hill made a motion to approve the November 21st, 2019 meeting minutes. Councilman Ostler seconded the motion. Councilman Hill, Cave, Ostler, Cooke and Paulsen voted “aye”. Motion carried.

CITY BUSINESS

1. **Rezone from R1 to R2 at 5296 W. 4600 S. – Stoddard, Janet**

Stoddard, Janet is requesting a rezone from R1 to R2 for the 6.06-acre property located at the above listed address. The request has been made so that the property in review can potentially be developed for future building lots that will comply with current city ordinances and master plan.

Mike Fisher, Community Development Director, presented the request for rezone of the property listed above from R1 to R2. Also reviewed current city land use map and stated that property does qualify for request, received favorable recommendation from Planning Commission.

MOTION: Councilman Hill made a motion to approve the rezone request R1 to R2; Stoddard, 4640 s 6700 w.; 6.06 acres. Councilman Cave seconded the motion. Councilman Hill, Cave, Ostler, Cooke and Paulsen voted “aye”. Motion carried.

2. **Final Approval of WildWood Circle Subdivision at 4500 W. and 5950 S.**

The purpose of this subdivision is to create three (3) single family residential building lots on 7.9 acres in the City’s R4 zone.

Mike Fisher, Community Development Director, presented the final plat design and details of the Wildwood Circle Subdivision for discussion to the Council. Key issues discussed in Planning Commission have been received and reviewed. Developer has indicated he will record CC& R’s that match those for the WildWood Subdivision.

MOTION: Councilman Cave made a motion to approve the Wildwood Circle Subdivision located at approx. 5950 S. 4500 W., 3-lots. Councilman Paulsen seconded the motion. Councilman Hill, Cave, Ostler, Cooke and Paulsen voted “aye”. Motion carried.

3. **Preliminary Plat Approval of Hadley Valley Subdivision at 4500 S. and 5400 W.**

The purpose of this subdivision is to create twenty-six (26) single family residential building lots on 19.1 acres in the City’s R2 zone. Subdivision to be built in a single phase.

Mike Fisher, Community Development Director, presented the preliminary plat review and design of the Hadley Valley Subdivision for discussion to the Council.

Key issues and recommendations from city staff for preliminary plat approval:

- Minor plat and improvement changes still required. Can be completed during final plat phase.
- Finalized documentation for the boundary negotiations affecting lots 8, 9 and 10 needed by final.

Councilman Cave made an announcement that he will abstain from vote.

MOTION: Councilman Hill made a motion to approve the Hadley Valley Subdivision located at approx. 4500 S. 5400 W.; 26-lots. Councilman Cooke seconded the motion. Council Hill, Cooke, Paulsen and Ostler voted “Aye”. Councilman Cave abstained. Motion carried.

4. **Preliminary Approval of Morning Meadows Subdivision at 4000 S. 5350 W.**

The purpose of this subdivision is to create twenty-nine (29) single family residential building lots on 18.3 acres in the City’s R2 zone. To be completed in a single phase.

Mike Fisher, Community Developer Director, presented the preliminary plat design and details of the Morning Meadow’s Subdivision for discussion to the Council.

Key issues and recommendations from city staff for preliminary plat approval:

- Written approval from ditch/water users for piping plan.
- Requesting subdivision approval in single phase.
- Stub street recommendation per City ordinance (10-6A-11).

Council discussed the effectiveness and considered future traffic patterns for this area to deliberate the necessity of a stub street.

Councilman Cave made an announcement that he will abstain from vote.

MOTION: Councilman Paulsen made a motion to approve the preliminary plat, without stub street, for the Morning Meadows Subdivision, 29-lots at approx. 4000 S. 5350 W. Councilman Ostler seconded the motion. Councilman Hill, Paulsen and Ostler voted “Aye”. Councilman Cooke voted “No”. Councilman Cave abstained. Motion carried 3 to 1.

CITIZENS COMMENTS

Mayor Green made announcement for citizen’s comments. No Comment. Comment closed.

MOTION to adjourn was made by Councilman Cave.

Seconded by Councilman Hill.

The meeting was adjourned at 7:39 p.m.