

PLANNING COMMISSION

5580 W. 4600 S. Hooper, UT 84315

Thursday, April 9, 2020

7:00 PM

MINUTES

WORK MEETING WILL BEGIN AT 6:30 PM

PRESENT:

Chairman Mary Simpson, Commissioner Nathan Platt, Commissioner Amanda Prince, Commissioner Bryce Wilcox, Community Development Director - Mike Fisher, Attorney - Brandon Richards

Excused: Commissioner Jacob Draper

Note: The time stamps indicated in blue corresponds to the audio recording of this meeting, which can be found by clicking the link

<https://youtu.be/ByXMyCBvCNE>

or by requesting a copy from the office of the Hooper City Recorder.

WORK MEETING: Agenda and line items reviewed. [0:00:01](#)

The agenda for the meeting consists of the following:

CALL TO ORDER

Chairman Simpson called the meeting to order. [0:24:45](#)

PLEDGE OF ALLEGIANCE AND REVERENCE

Reverence: Commissioner Prince

APPROVAL OF THE MINUTES

The minutes for the February 13th, 2020 Planning Commission meeting were reviewed.

MOTION [0:27:23](#) made by Commissioner Platt to approve the February 13th, 2020 meeting minutes.

Seconded by Commissioner Prince.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion carried.

CITY BUSINESS

2. Public Hearing – Conditional Use Permit- Oversized Structure- Zuech, Tony – 5164 W. 4950 S. (1,800 sq.ft)

Staff Overview: [0:29:32](#)

Discussion: [0:30:28](#)

PUBLIC HEARING

Chairman Simpson opened the Public Hearing. No comments. Comment closed.

MOTION 0:32:53 made by Commissioner Wilcox to approve the request for an amended C.U.P for Zuech, Tony located at 5164 W. 4950 S. to remove planting and landscaping requirements from the front, side and park strip of the garage. Seconded by Commissioner Prince.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion Carried.

3. Public Hearing – Final Approval – Amended Penrod/Morcott Manor Subdivision -1 lot, 5813 W. 5300

S. The purpose of this subdivision is to combine 1 original lot with a remainder parcel to create one larger single-family residential building lot on approximately .91 acres in the City's R2 zone.

Staff Overview: [0:34:14](#)

Discussion: [0:35:54](#)

PUBLIC HEARING

Chairman Simpson opened the Public Hearing. No comments. Comment closed.

MOTION 0:37:48 made by Commissioner Platt to recommend approve for the Penrod/Morcott Manor Subdivision to Council, with the condition that a new escrow for the frontage is put in place. Seconded by Commissioner Wilcox.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion carried.

4. Public Hearing – Final Approval – Quail Cove Subdivision- Nine (9) lots, 3750 South and 5250 W., (5.7

acres) The purpose of this subdivision is to create nine (9) single family residential building lots on approximately 5.7 acres in the City's R2 zone.

Staff Overview: [0:38:56](#)

Steve Bingham, developer, present for discussion.

Discussion: [0:41:05](#)

PUBLIC HEARING [1:05:42](#)

Chairman Simpson opened the Public Hearing:

Mike and Cindy Cox made the following comments:

- Concerned about issues relating to irrigation tailwater and accuracy of survey.
- Berm construction along east side

Chairman Simpson called for additional comments. No comments. Comment closed.

MOTION 1:10:24 made by Commissioner Prince to table discussion until items discussed are resolved.

AMENDED MOTION 1:19:08 made by Commissioner Prince to recommend approval for the Quail Cove Subdivision to the Council with the condition that the unresolved issues including boundary, tailwater

agreements and temporary fence agreements are submitted to the City Staff for review and approval before being listed on the Council Agenda. Seconded by Commissioner Platt.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion carried.

5. Public Hearing – Final Approval – RFR Subdivision; Three (3) lots, 3200 S. and 5100 W., (1.5 acres)

The purpose of this subdivision is to create three (3) single family residential building lots from a larger agricultural parcel on approximately 1.5 acres in the Citys R2 zone. This is now a separate minor subdivision and Phase 2 of Rawson Ranch will be reduced by three lots.

Staff Overview: [1:21:05](#)

Zach Spencer, developer, present for discussion.

Discussion: [1:23:21](#)

PUBLIC HEARING

Chairman Simpson opened the Public Hearing. No comments. Comment closed.

MOTION [1:24:35](#) made by Commissioner Platt to recommend approval of the RFR Subdivision, 3 lots, 3200 S. 5100 W.to City Council. Seconded by Commissioner Wilcox.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion carried.

6. Public Hearing – Preliminary Approval – Widdison Subdivision- Twenty-Four (24) lots, 6000 W. 4700 S., (16.1 acres) The purpose of this subdivision is to create twenty-four (24) single family residential building lots on approximately 16.1 acres in the Citys R2 zone.

Staff Overview: [1:25:54](#)

Allan Karras, developer, present for discussion.

Discussion: [1:27:30](#)

PUBLIC HEARING [1:28:41](#)

Chairman Simpson opened the Public Hearing:

Mike Flick made the following comments:

- Spoke in favor of approval of subdivision.

Max Simpson made the following comments:

- Spoke against allowing smaller lots in Hooper.

Chairman Simpson called for additional comments. No comments. Comment closed.

MOTION [1:31:37](#) made by Commissioner Prince to recommend preliminary approval for the Widdison Subdivison. Seconded by Commissioner Platt.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion carried

7. Public Hearing – Preliminary Approval – H.L. Parker Legacy Subdivision - Eight (8) lots, 5800 W. 5900 S., (5.7 acres) The purpose of this subdivision is to create eight (8) single family residential building lots on approximately 5.7 acres in the Citys R2 zone.

Staff Overview: [1:33:17](#)

Scott Carlson, engineer, present for discussion.

Discussion: [1:35:21](#)

PUBLIC HEARING [1:38:16](#)

Chairman Simpson opened the Public Hearing:

Carolyn Russell made the following comments:

- Concerned about irrigation/secondary water changes.

Kent Cordon made the following comments:

- Concerned about air pollution in subdivision.

Chairman Simpson called for additional comments. No comments. Comment closed.

MOTION [1:41:40](#) made by Commissioner Prince to recommend preliminary approval for the H.L. Parker Legacy Subdivison. Seconded by Commissioner Wilcox.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

Motion carried.

CITIZENS COMMENTS *(Limited to (3) minutes per speaker)*

Chairman Simpson called for additional comments. No comments. Comment closed.

ADJOURNMENT

8:20 PM

Motion made by Commissioner Platt, Seconded by Commissioner Wilcox.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox.

In accordance with the Utah Executive Order for Electronic Public Meetings, City meetings was closed to the public and conducted via other electronic means.

Meeting was broadcast on YouTube and live-streamed at [youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live](https://www.youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live)

Members of the public wishing to make comments in regard to items on the agenda had done so via email prior to the meeting or by joining the online meeting.