

# PLANNING COMMISSION

5580 W. 4600 S. Hooper, UT 84315

Thursday, December 12, 2019

6:30 PM

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## MINUTES

### PRESENT

Commissioners: Chairman Dale Fowers, Commissioner Cindy Cox, Commissioner Mary Simpson, Commissioner Jacob Draper and Community Development Director - Mike Fisher

### ABSENT

Commissioner Nathan Platt and Attorney - Brandon Richards

**WORK MEETING:** Agenda and line items reviewed.

The agenda for the meeting consists of the following:

### CALL TO ORDER

Chairman Fowers called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited by Commissioner Cox and the prayer was offered by Commissioner Draper.

### APPROVAL OF THE MINUTES

The minutes for the November 14<sup>th</sup>, 2019 Planning Commission meeting were reviewed.

**MOTION** made by Commissioner Simpson to approve the November 14<sup>th</sup>, 2019 meeting minutes, Seconded by Commissioner Cox.

Voting Yea: Commissioner Cox, Commissioner Simpson, and Commissioner Draper.

Motion carried.

### APPROVAL OF THE 2020 MEETING SCHEDULE

2020 schedule was reviewed by Commission.

**MOTION** made by Commissioner Draper to approve the 2020 Planning Commission Schedule, Seconded by Commissioner Simpson.

Voting Yea: Commissioner Cox, Commissioner Simpson, and Commissioner Draper.

Motion carried.

### CITY BUSINESS

1. **Public Hearing - Conditional Use Permit - Oversized Structure- Stringham, Todd - 4843 S. 5500 W.**  
Stringham, Todd, property owner, requesting approval of a conditional use permit for an oversized structure, 2400 sq. ft., at the above listed property.

Community Development Director, Mike Fisher, presented details for the submitted C.U.P at 4843 S. 5500 W. (2400 sq.ft). Building will be used for personal storage, if converted to "Commercial Use" a new C.U.P will be needed, any additional electrical or plumbing will need approval through the city building permit process.

Todd Stringham, present for discussion, let Commission know that he will not be doing electrical at this time, but will get additional permits when that is installed.

Commission discussed details of the aesthetics of the structure with property owner.

## **PUBLIC HEARING**

Chairman Fowers opened the Public Hearing. No comment. Closed public comment.

**MOTION** made by Commissioner Cox to approve the oversized structure for Stringham, Todd located at 4843 S. 5500 W.; 2400 sq.ft, Seconded by Commissioner Draper.

Voting Yea: Commissioner Cox, Commissioner Simpson, and Commissioner Draper.

Motion carried.

### **2. R-1 to R-2 - Bingham, Blake; approx. location 4600 S. 5900 W. (8.88 acres)**

Bingham, Blake is requesting a rezone from R1 to R2 for the 8.88-acre property located at the above listed address.

Community Development Director, Mike Fisher, reviewed the application and details of the rezone R1 to R-2 at the above property with the Commission. Request conforms to the City's Future Land Use map.

No representative available for questions.

## **PUBLIC HEARING**

Chairman Fowers opened the Public Hearing.

**Frank Leavitt** made following comments:

- Sought clarification on the number of lots that could be developed on that parcel.
- Commented on the increase of rezone requests for that area.

Commissioner Fowers made call for additional comments. No comments. Comment closed.

Commission discussed the application having only one signature, but two are listed as owner of record.

Commission recommends that before it moves forward to Council both signatures should be shown.

Condition for approval will be that both signatures are received before Council.

**Motion** made by Commissioner Simpson to recommend to the City Council the rezone request R1 to R2; Bingham, Blake 4600 S. 5900 W.; approx. 8.88 acres with the condition that they obtain the additional owner signature before Council review, Seconded by Commissioner Draper.

Voting Yea: Commissioner Cox, Commissioner Simpson and Commissioner Draper

Motion carried.

### **3. Final Approval- Silver Saddle Subdivision; Phase 1, 3750 South and 5400 West.**

The purpose of this request is for the Final Approval of Phase 1, Silver Saddle Subdivision, twenty-five (25) single family residential building lots in the City's R-2 zone.

Mike Fisher, Community Development Director, made a recommendation to table discussion on the Silver Saddle Subdivision due to plat design issues.

## **PUBLIC HEARING**

Chairman Fowers opened the Public Hearing. No comment. Closed public comment.

**Motion** made by Commissioner Cox to table discussion on the Silver Saddle Subdivision until the January 2020 meeting, Seconded by Commissioner Simpson.

Voting Yea: Commissioner Cox, Commissioner Simpson and Commissioner Draper

Motion carried

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

Commissioner Fowers opened the meeting for additional public Comment. No comment. Comment closed

**ADJOURNMENT**

7:24 p.m.

Motion made by Commissioner Draper, Seconded by Commissioner Cox.

Voting Yea: Commissioner Cox, Commissioner Simpson and Commissioner Draper

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(If you need assistance in understanding or participating in the meeting, please contact Hooper City at 801-732-1064 at least 24 hours in advance, and we will try to provide assistance.)

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