



**HOOPER CITY
PLANNING COMMISSION AGENDA
JUNE 12, 2025, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, June 12, 2025, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00pm

1. Discussion on Agenda Items
2. Discussion on Oversized and ADU square footage – Malcolm
3. Flag lots - Malcolm

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Commissioner Larsen
 - b. Reverence – Commissioner Covering
3. Consent Items
 - a. Motion - Approval of Minutes dated May 8, 2025
4. Action Items
 - a. Conditional Use Permit Request for Cashena Tomlin for a daycare located at 3928 S 5350 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - b. Public Hearing for Kimball Estates Subdivision located at Parcel # 09-077-0018 84315 for MRK3 Group
 - i. Motion to enter a public hearing to receive public input on request
 - ii. Motion to close the public hearing and proceed with the regular meeting
 - iii. Planning Commission discussion on public input
 - c. Public Hearing for Swasey Subdivision located at Parcel # 08-042-0075 84315 for Braydon Swasey
 - i. Motion to enter a public hearing to receive public input on request
 - ii. Motion to close the public hearing and proceed with the regular meeting
 - iii. Planning Commission discussion on public input
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.*)
6. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

**Please see notes regarding public comments and public hearings*

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.gov at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 12th day of June, 2025 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

***NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS**

- A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings.
 - a. When a member of the audience addresses the council, they will come to the podium and state their name.
 - b. Each person will be allotted three (3) minutes for their remarks/questions.
 - c. The City Recorder will inform the speaker when their allotted time is up.

***CONFLICT OF INTEREST**

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, MAY 08, 2025, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

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 Larson

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:

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

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:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
MCCORMICK	AYE
WIDDISON	AYE
PRINCE	AYE
CEVERING	AYE
GREENER	AYE
LARSON	AYE

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:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
MCCORMICK	AYE
WIDDISON	AYE
PRINCE	AYE
CEVERING	AYE
GREENER	AYE
LARSON	AYE

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
LARSON	AYE

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

DRAFT

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 801-732-1064

✓ Mailing \$44.00
✓ Fee: \$200.00
Date Submitted 5/19/25

Conditional Use Permit: Property

Print Applicant Name: Cashena Tomlin
Address: 3928 S. 5350 W.
Phone #: [REDACTED]
Day Time Phone #: [REDACTED]
Sq feet/ Acreage of property: .5-ish
Reason for conditional use: private kindergarten AM/PM, possibly Homeschool option or preschool; and daycare (parent date nights.)
Describe use of property: Build a 20x30 structure to conduct education of 5/6 year olds in a one room schoolhouse.

If building on property provide site plan drawings including:

- Map of property showing adjacent streets
- Building/structure dimensions and distance from other structures
- Distance from property lines.
- List any easements on property
- Roof pitch, roofing material, Building materials, driveway materials
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

Water : Y
Electricity: Y
Plumbing: Y



❖ The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.00 for every notice that is sent out.

This application will be evaluated by, but not limited to, the following items. You may want to address these issues on the back of this application.

- | | | | |
|--------------------|------------------|-----------|---------|
| Traffic problems | Safety issues | Noise | Parking |
| Fencing | Pollution | Odors | Design |
| Business operation | Use of structure | Easements | |

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Signature: [Signature] Date: May, 19, 2025

Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

Comments/Conditions: _____

Completed applications must be submitted three (3) weeks prior to a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

The Kinder Coop



Monday - Friday

AM 8-11 = 10 students

PM 12-3 = 10 students

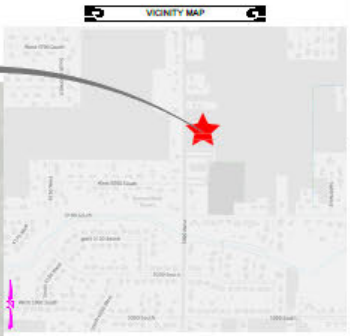
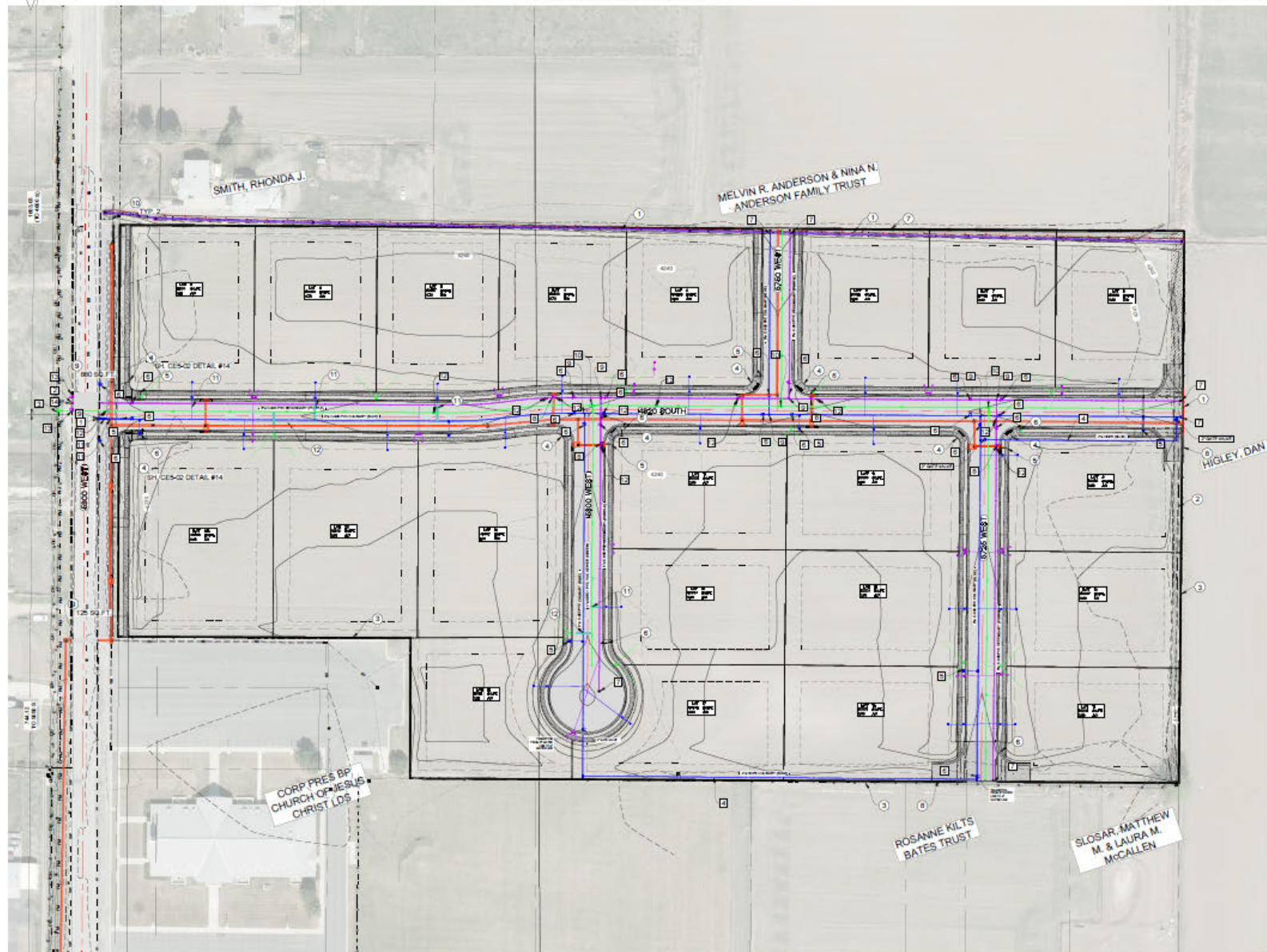
- Monthly family events

- Hands on / play based academics

- Ages 5 and 6

- Licensed Teacher

- NOTES**
1. CULINARY SERVICE LATERALS BY CTS 60" PIPE
 2. SANITARY SEWER SERVICE LATERALS BY 60" DIA. 48" PVC

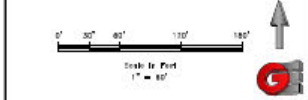


- REFERENCES**
1. EXISTING IRRIGATION DITCH TO BE PIPED
 2. EXISTING IRRIGATION DITCH TO BE FILLED
 3. EXISTING FENCE
 4. PROPOSED ADA RAMP
 5. PROPOSED STREET STOP SIGN
 6. PROPOSED STREET LIGHT
 7. PROPOSED FENCE
 8. PROPOSED TEMPORARY TURNAROUND
 9. ASPHALT PATCH
 10. PROPOSED GROUND MARKER SIGN
 11. 18" LONG SLEEVES OF 800# PIPE, STEEL OR D.I. WITH CASING SPACERS AND END BEADS OF AN APPROPRIATE DIAMETER AROUND WATER LATERAL, CENTERED ON EXISTING WATER MAIN
 12. 18" LONG SLEEVES OF 800# PIPE, STEEL OR D.I. WITH CASING SPACERS AND END BEADS OF AN APPROPRIATE DIAMETER AROUND SEWER LATERAL, CENTERED ON EXISTING WATER MAIN

- UTILITY SYMBOLS**
- CONNECT TO EXISTING CULINARY WATER MAIN
 - CONNECT TO EXISTING SECONDARY WATER MAIN
 - CONNECT TO EXISTING VACUUM SEWER MAIN
 - LOOP CULINARY MAINS WITH P-HOPS
 - PROPOSED FIRE HYDRANT
 - 8" GATE VALVE
 - 8" SLOW OFF VALVE
 - SECONDARY LINE GRAVITY DRAIN
 - 8" TEE
 - WIRE CONNECTOR
 - 11.25" SLOW OFF
 - 48" ELBOW
 - 12" MULTIPORT VALVE
 - 12" x 18" TEE
- ASPHALT PATCH SYMBOLS**
- 1. REMOVE EXISTING FENCE

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - EXISTING FENCE
 - PUBLIC UTILITY EASEMENT
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN
 - EXISTING SANITARY SEWER
 - EXISTING SECONDARY WATER
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED VACUUM SEWER LINE
 - PROPOSED FENCE
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING CATCH BASIN
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING LAND DRAIN MANHOLE
 - NEW WATER METER
 - NEW SANITARY SEWER MANHOLE
 - NEW STORM DRAIN MANHOLE
 - NEW CATCH BASIN
 - NEW LAND DRAIN MANHOLE
 - NEW STREET LIGHT
 - NEW FIRE HYDRANT
 - EXISTING PAVING
 - PROPOSED ASPHALT PAVING
 - PROPOSED CONCRETE

DATE PLOTTED
11/11/2024
SCALE
1" = 40'
PROJECT
KIMBALL ESTATES SUBDIVISION
4920 S 5900 W
HOOPER CITY, WEBER COUNTY, UTAH



DATE	DESCRIPTION	BY	CHKD
04-20-24	WATER LINE UPDATES	BRADY JAY	
04-20-24	WATER LINE UPDATES	BRADY JAY	
04-20-24	SEWER LINE UPDATES	BRADY JAY	
04-20-24	ASBES TO 800# PIPE DRAIN REPAIR	BRADY JAY	

DESIGNED BY: [Signature]



OVERALL UTILITY PLAN
KIMBALL ESTATES SUBDIVISION
4920 S 5900 W
HOOPER CITY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL, LAND, AND PLANNING
MUNICIPAL LAND SURVEYING
100 W. 2000 S, WEST HAVEN, UTAH
P. 801.474.0022 F. 801.474.0088

CEI-01

