

**HOOPER CITY**  
**PLANNING COMMISSION AGENDA**  
**JULY 10, 2025, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, July 10, 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

**Regular Meeting – 7:00pm**

1. Meeting Called to Order
2. Opening Ceremony
  - a. Pledge of Allegiance – Commissioner Greener
  - b. Reverence – Commissioner Prince
3. Consent Items
  - a. Motion - Approval of Minutes dated June 12, 2025
4. Action Items
  - i. Discussion/Motion – Possible draft of amending ordinance for Oversized Structures; 10-2B-4 Allowed Uses
  - ii. Discussion/Motion – Policies and Procedures
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*

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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**

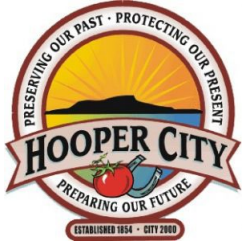
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 10th day of July, 2025 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

**\*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, JUNE 12, 2025, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Planning Commission held a work meeting at 6:00pm and their regular meeting at 7pm on June 12, 2025, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Jase McCormick  
Bryce Widdison  
Sheldon Greener- ZOOM  
Gene Larsen  
Travis Bates

COMMISSION MEMBERS EXCUSED:

Amanda Prince  
Blake Cevering

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder  
Malcolm Jenkins – City Planner

**6:00PM WORK MEETING**

1. Discussion on Agenda Items

The Planning Commission discussed the agenda items, including the Daycare request, Kimball Estates Subdivision, and Swasey Subdivision.

The City Planner Malcolm gave a presentation on Oversized and ADU square footage as well as a discussion on Flag Lots.

**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 Larsen led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated May 08, 2025

No changes.

**COMMISSIONER WIDDISON MOTIONED TO  
APPROVE THE MINUTES DATED MAY 08, 2025,  
WITH NO CHANGES. COMMISSIONER LARSEN  
SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:**

**MCCORMICK**

**WIDDISON**

**BATES**

**GREENER**

**LARSEN**

**MOTION APPROVED.**

**VOTE:**

**AYE**

**AYE**

**AYE**

**AYE**

**AYE**

4. Action Items

a. Conditional Use Permit Request for Cashena Tomlin for a  
Daycare/Kindergarten located at 3928 S 5350 W.

The City Planner Malcolm Jenkins presented Cashena Tomlin's request for a conditional use permit for a half day kindergarten with plans up on display.

The structure will have plumbing, electricity, a bathroom, and mini splits for heating/cooling

Cashena Tomlin (Cash) – Applicant

Cash handed out binders of information to the Planning Commissioners. Cash expressed her passion for teaching and spoke on the hands on learning the children would be doing. Cash presented her qualifications and experience, emphasizing a safe, small-scale kindergarten environment. The plan included two shifts AM/PM with up to 10 students. Cash addressed parking concerns, noting coordination with neighbors and a five-minute drop-off/pick-up process.

Public Comment:

Heather Bartik – Hooper Resident

Heather supported the daycare, citing property rights and community benefits. Plans to enroll her child, valuing a local, trusted kindergarten.

David Russel – Hooper Resident

David opposed the daycare, citing potential noise, traffic, and property value depreciation. Preferred a limit of 3-4 students and expressed concerns about future growth.

Scott Slade – Hooper Resident

Scott supported the daycare, praising Cash Tomlin's values and experience. Scott stated his plans to enroll his child, emphasizing the benefit of a small, community-focused environment.

Planning Commissioner Bates asked Cash where the remaining five cars would be during pickup and drop-off times. Cash clarified that the neighbor approved the cars to be in front of their home.

**COMMISSIONER WIDDISON MOTIONED TO  
APPROVE THE CONDITIONAL USE PERMIT FOR  
CASHENA TOMLIN FOR A DAYCARE LOCATED AT  
3928 S 5350 W. COMMISSIONER GREENER  
SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>MCCORMICK</b>	<b>AYE</b>
<b>WIDDISON</b>	<b>AYE</b>
<b>BATES</b>	<b>AYE</b>
<b>GREENER</b>	<b>AYE</b>
<b>LARSEN</b>	<b>AYE</b>

**MOTION APPROVED.**

- b. Public Hearing for Kimball Estates Subdivision located at Parcel # 09-077-0018 84315 for MRK3 Group.

The City Planner, Malcolm Jenkins presented the Kimball Estates a 21-lot, 3/4-acre subdivision in a new zone, located at 5900 S near the "burnt church.". The subdivision complies with ordinances, with no major issues during reviews. Drainage concerns were addressed, with berms removed to prevent flooding onto neighboring farms.

Public Hearing:

Bill Anderson – Hooper Resident

Bill expressed concerns about access to a head gate along a two-track road on the north side and whether the ditch would be piped. Bill sought clarity on easement rights.

Kyle Davis – MRK3 Group

Kyle clarified that no easement exists but proposed an access easement along the east side of a lot, ensuring access for ditch maintenance. The ditch will be piped from the property line to the road, with a head gate placed.

Janie Stubbs – Hooper Resident

Janie questioned property line alignment with surveys, noting a historical ditch and fence discrepancy. Janie asked about a berm and future road alignment impacting her property's development potential.

Will Bates –

Will questioned property alignment with road and their property with future development.

Dan Higley – Hooper Resident

Dan raised concerns about private ditch access for multiple property owners, terrace-related flooding risks, and survey discrepancies. Opposed removing farmer access to the ditch.

Malcolm Jenkins mentioned he would be reviewing issues with engineers and public works, ensuring solutions meet ordinances. Commissioner Greener questioned the drainage ditch's capacity and fire department approval for a hammerhead turnaround.

*No motion was required as this was a public hearing for input only.*

- c. Public Hearing for Swasey Subdivision located at Parcel # 08-042-0075 84315 for Braydon Swasey.

Malcolm Jenkins presented the Swasey Subdivision, a single-lot, 1-acre subdivision. On its third review, it includes sidewalk installation and a land use separation fence.

Public Hearing:

None

*No motion was required as this was a public hearing for input only.*

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.)*

Rusty Eskelson - Hooper Resident:

Advocated for flag lots, Rusty spoke on his property where a flag lot would allow a long-term tenant to remain in a house while developing a back parcel. Noted other cities allowed flag lots and urged reconsideration. Commissioner McCormick acknowledged the work meeting discussion on flag lots and committed to further review, including consulting Ryan Hill for previous discussion on flag lots.

6. Adjournment

**AT APPROXIMATELY 8:10 PM, COMMISSIONER WIDDISON MOTIONED TO ADJOURN THE MEETING. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>MCCORMICK</b>	<b>AYE</b>
<b>WIDDISON</b>	<b>AYE</b>
<b>BATES</b>	<b>AYE</b>
<b>GREENER</b>	<b>AYE</b>
<b>LARSEN</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

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Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Jamee Johnston, Deputy City Recorder

## **10-2B-4 Allowed Uses**

Unless otherwise specified in the specific use standards of HCC 10-5, Table 10-2B-2 lists principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within each residential zone.

- A. Conditional uses shall be approved in accord with the procedures in HCC 10-5.
- B. Permitted uses for duplexes and twin homes for Zones R1, R.75, R2, R3, R4 and ROS shall conform to the following regulations and standards:
  1. *Development Ratio*: The number of duplexes and twin homes constructed in new developments shall not exceed ten percent (10%) of the total lots in the development. Subdivision must have ten (10) lot minimum to qualify.
  2. *Lot Sizes*: Minimum lots sizes for duplexes and twin homes shall be:
    - a. R1 Zone: 40,000 square feet
    - b. R.75 Zone: 30,000 square feet
    - c. R2 Zone: 20,000 square feet
    - d. R3 Zone: 15,000 square feet
    - e. R4 Zone: 12,000 square feet
    - f. ROS Zone: 15,000 square feet
  3. *Lot Frontage*: Minimum frontage on a public street for duplexes and twin homes shall be 120 feet. Frontage for twin homes must be divided equally between the twin homes.
  4. *Other Dimensions*: All other setbacks and dimensional requirements for R1, R.75, R2, R3, R4, and ROS zones defined herein shall apply to duplexes and twin homes.
  5. *Plat*: Lots in platted subdivisions intended for duplexes or twin homes shall be clearly noted on the Preliminary and Final Plat.
  6. *Design Standards*:
    - a. *Unification*: Appearance of the building should blend in with the surrounding homes. Design, construction, wall and roof coverings are to be of like materials that have been and will be used in the area.
    - b. *Visual Relief*: Attached dwelling units shall have visual relief in facade and roofline which adds variety and rhythm to the design and avoids monotonous straight lines.
    - c. *Building Materials*: At least fifty percent (50%) of the exterior finish materials of all sides of the building shall consist of either brick, stone, fluted block, colored textured block, glass, stucco or fiber cement siding (hardie board). The remaining percentage of the exterior finish materials shall consist of either brick, stone, cultured stone, stucco, exterior insulated finish system (EIFS), hardie board, wood, or vinyl siding. Other exterior finishes may be approved by the City Council upon recommendation from the Planning Commission. However, sheet metal, corrugated metal, and PVC shall be prohibited except for metal shingles, soffits, facia, mansards and similar architectural features.
    - d. *Roof Pitch*: The minimum roof pitch shall be six feet (6') rise to twelve feet (12') run.

- e. *Parking*: A minimum of a two-car garage is required for each dwelling unit. Units shall be designed so the predominate feature of the unit is not the garage. Living space shall be provided between the two garages.
- f. *Design Review*: Building floor plans and elevations showing exterior building material, colors, and size of all duplexes or twin homes shall be provided with all other required documentation at the Planning Commission Preliminary Plat review phase.

Table 10-2B-2: Allowed Use in Residential Zones

*P=principal permitted; A=accessory; C=conditional; (-)=prohibited*

Allowed Use	R1	R.75	R2	R3	R4	ROS	HDR	PUD
Accessory structure, ≤ 200 square feet	A	A	A	A	A	A	-	A
Accessory structure, ≤1200 square feet	A	A	A	A	A	A	-	-
Accessory structure 1201 to 1600 square feet	A	A	A	C	C	C	-	-
Accessory structure 1601 to 1800 square feet	A	A	C	C	C	C	-	-
Accessory structure 1801 to 2000 square feet	A	C	C	C	C	C	-	-
Accessory structure > 2000 square feet	C	C	C	C	C	C	-	-
Agricultural structure	A	A	A	A	A	A	-	-
Agricultural use	P	P	P	P	P	P	-	-
Amusement or recreation facility, indoor (only)	-	-	-	-	-	-	-	C
Animal clinic, animal hospital, or veterinary office	-	-	-	-	-	-	-	-
Automotive, hobby	A	A	A	A	A	A	-	-
Bed and breakfast establishment	C	C	C	C	C	C	-	-
Boarding house	-	-	-	-	-	-	-	-
Cemetery	C	C	C	C	C	C	-	-
Children's treatment facility	C	C	C	C	C	C	-	-
Church	C	C	C	C	C	C	C	C
Club or lodge or social hall	C	C	C	C	C	C	C	P
Dangerous or protected animals	C	C	C	C	C	C	-	-
Day care facility	C	C	C	C	C	C	-	-
Day care home, group	C	C	C	C	C	C	C	C
Drug and alcohol treatment facility	C	C	C	C	C	C	-	-
Dwelling, mobile home	-	-	-	-	-	-	-	-
Dwelling, Townhouse	P	P	P	P	P	P	P	P
Dwelling, secondary attached	P	P	P	P	P	P	P	-
Dwelling, secondary detached	C	C	C	C	C	C	-	-
Dwelling, single family detached	P	P	P	P	P	P	P	P



Dwelling, multi-family	-	-	-	-	-	-	P	P
Dwelling, single family attached (duplex) (HCC 10-2B-4 paragraph B)	P	P	P	P	P	P	P	P
Dwelling, single family attached (twin home) (HCC 10-2B-4 paragraph B)	P	P	P	P	P	P	P	P
Fence, barbed wire or electric wire	A	A	C	-	-	C	-	-
Fence, other	A	A	A	A	A	A	A	A
Foster home, group	C	C	C	C	C	C	-	-
Golf course and country club	C	C	C	C	C	C	C	C
Home occupation	A	A	A	A	A	A	C	C
Kennel, commercial	C	C	-	-	-	-	-	-
Kennel, hobby	C	C	C	C	C	C	-	-
Keeping of Livestock (HCC 10-4A-16.1)	A	A	A	C	C	C	-	-
Livestock confinement facility, more than one AU per 10,000 sq. ft. of property (HCC 10-4A- 16.1)	-		-	-	-	-	-	-
Manufactured home	C	C	C	C	-	C	-	C
Manufactured home park	-	-	-	-	-	-	-	-
Mortuary	-	-	-	-	-	-	-	-
Nursery, retail (only)	C	-	-	-	-	-	-	-
Nursing facility, skilled	-	C	C	C	C	C	-	-
Office, relating to an approved use	A	A	A	A	A	A	-	-
Office, temporary construction	A	A	A	A	A	A	-	-
Outdoor storage	A	A	A	A	A	A	-	-
Portable classroom	A	A	A	A	A	A	-	-
Public infrastructure facility	C	C	C	C	C	C	C	C
Public or quasi-public use	C	C	C	C	C	C	C	C
Residential care facility	C	C	C	C	C	C	C	C
Roadside produce stand	A	-	-	-	-	-	-	-
School, public or private	C	C	C	C	C	C	-	-
Stable or riding arena, commercial	C	-	-	-	-	-	-	-
Swimming pool, private	A	A	A	A	A	A	A	A
Taxidermy	C	-	-	-	-	-	-	-
Tower or antenna structure, commercial	C	C	C	C	C	C	C	C
Tower or antenna structure, private	A	A	A	A	A	A	-	C
Water system, community	C	C	C	C	C	C	C	C

#### HISTORY

Amended by Ord. [O-2014-5](#) on 12/18/2014

Amended by Ord. [O-2015-3](#) on 6/18/2015

Amended by Ord. [O-2017-01](#) on 10/1/2018

Amended by Ord. [O-2019-03](#) on 11/21/2019

Amended by Ord. [O-2019-04](#) on 1/5/2020

Amended by Ord. [O-2022-04](#) Adding R.75 Zone on 6/2/2022