

Hooper City Council Meeting Minutes

November 7th, 2019

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

Excused: Councilman Kyle Cooke

WORK MEETING

The agenda and city business items were reviewed. Council discussed Plain City notice of intent to annex unincorporated areas of Weber County. City Staff informed Council of details and reviewed information to consider Davis County annexation by Beverly Parker Bailey. Sheri Bingham spoke with Council on upcoming R.A.M.P grant submissions and organizing a City holiday event.

COUNCIL MEETING

1. Mayor Green opened the meeting at 7:00 p.m.
2. The Pledge of Allegiance was led by Councilman Hill and reverence by Councilman Paulsen.

APPROVAL OF MINUTES

The minutes for the October 17th, 2019 Council Meeting were reviewed by the Council.

MOTION: Councilman Cave made a motion to approve the October 17th, 2019 meeting minutes. Councilman Paulsen seconded the motion. Councilman Hill, Ostler, Cave and Paulsen voted “aye”. Motion carried.

CITY BUSINESS

1. **Request for Rezone – Joe Cross/Blue Sky Solar; - R1 to C1 approx. 5450 W. 5500 S.**

Joe Cross, developer/owner, has submitted a request for rezone of 3.0 acres for the purpose of future Commercial development options.

Mike Fisher, Community Development Director, reviewed details of rezone request with Council. Received favorable recommendation from Planning Commission and request is consistent with the City’s land use map and allowed uses.

MOTION: Councilman Cave made a motion to grant final approval of the rezone request; R1-C1 for Blue Sky Solar, 5450 W. 5500 S., 3 acres. Councilman Ostler seconded the motion. Councilman Hill, Oster, Cave and Paulsen voted “Aye”. Motion carried.

2. **Commercial Subdivision Plat Approval – Joe Cross/Blue Sky Solar; -approx. 5450 W. 5500 S.**

The purpose of this subdivision is to create a one (1) lot subdivision on 3.0 acres in the City’s C1 neighborhood commercial zone for the purpose of future Commercial development options.

Mike Fisher, Community Development Director, reviewed the submitted Plat and Site Plan with Council.

MOTION: Councilman Hill made a motion to grant subdivision plat approval to Blue Sky Solar, 5450 W. 5500 S., 1-lot. Councilman Cave seconded the motion. Councilman Hill, Oster, Cave and Paulsen voted “Aye”. Motion carried.

3. **Discussion on updates to The Hooper City Zoning and Subdivision Ordinance , Title 10, Chapter 2; O-2019-03 (Moderate Income Housing Compliance).**

This is Council 1st READ and public hearing for drafted updates to Title 1, Chapter 2 for mandated state compliance on updates to SB-34.

Mike Fisher, Community Development Director, and Reed Richards, City Attorney, reviewed suggested changes and details with Council. See options and recommendation updates in public packet.

Key Changes include:

- Updated language to “secondary detached” definition.
- Language updates to 10-2B-4.
- Updates to “Allowed Uses table and Dimensional Standards”.

PUBLIC HEARING

Mayor Green opened the Public Hearing.

Sheldon Greener made the following comments:

- Concerned about metering restrictions on detached dwellings.

Irish Billings made the following comments:

- Spoke in favor of discussed changes.

Mayor Green called for additional comments. No Comment, closed public comment.

Council discussed the possible need for a utility fee restructuring in the future to address the additional system usage by the second dwelling.

MOTION Councilman Cave made a motion to approve changes to Title 10, Chapter 2 including updates to section 10-2B-4 and secondary dwelling definitions. Councilman Hill seconded the motion. Councilman Hill, Ostler, Cave and Paulsen voted “Aye”. Motion carried.

4. **Discussion on amendments to the Hooper City Moderate Income Housing Plan.**

This is Council discussion on updates to Hooper City’s Moderate Income Housing Plan to reflect mandated state compliance for SB-34.

Mike Fisher, Community Development Director, presented details to Council. Changes reflect updated state definitions and updated statistics used from the 2000 US Census Bureau.

Reed Richards, City Attorney, made a recommendation to leave dated statistic information in “plan” and opt to revise data when the General Plan is reopened and the City can survey for updated information.

Council comments were to have Staff revise the current plan with language to affirm that the City is actively working on updating the original data and will be complete with the finalization of the new general plan.

Council will bring back discussion to the November 21st, 2019 Agenda.

CITIZENS COMMENTS

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

Councilman Hill made a suggestion to research the ability to provide a City vehicle to participate in the Weber County Sheriffs VIPS program.

MOTION to adjourn was made by Councilman Ostler.
Seconded by Councilman Cave.

The meeting was adjourned at 8:15 p.m.