

PLANNING COMMISSION MINUTES

5580 W. 4600 S. Hooper, UT 84315

Thursday, July 8, 2021

7:00 PM

WORK MEETING WILL BEGIN AT 6:30 PM

PRESENT: Chairman Mary Simpson, Commissioner Bryce Wilcox, Commissioner Sheldon Greener, Commissioner Nathan Platt.

ABSENT: Commissioner Amanda Prince

WORK MEETING: Agenda and line items reviewed.

PLANNING COMMISSION MEETING 7:00 PM

The agenda for the meeting consists of the following:

CALL TO ORDER

Chairman Simpson called the meeting to order.

PLEDGE OF ALLEGIANCE AND REVERENCE

Reverence: Commissioner Wilcox

Pledge: Commissioner Platt

CITY BUSINESS

PUBLIC HEARING FOR DETACHED LIVING STRUCTURE CONDITIONAL USE PERMIT 800 SQ FT. LOCATED AT 4414 SOUTH 5225 WEST FOR KARI LANE.

Kari Lane stood and said that they wanted to build a secondary living structure to house out of town family members who come to visit them. They have a three acre lot which gives them plenty of room to build the secondary structure.

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing. No comments were brought up. Chairman Simpson closed the Public Hearing.

MOTION made by Commissioner Platt to approve the Conditional Use Permit for a Detached Living Structure 800 sq ft. located at 4414 South 5225 West for Kari Lane. Seconded by Commissioner Wilcox and unanimously approved. ADW

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A MODULAR HOME ON A FOUNDATION LOCATED AT 4790 SOUTH 5500 WEST FOR THAIN ANDERSON.

Thain Anderson stood and said that he will be removing the old house on the lot he just purchased and would like to place a modular home on the property. He plans on putting beautiful landscaping around the property.

Mr. Anderson also asked about the possibility of subdividing the property into two half acre lots. Chairman Simpson responded that is a separate request and he will need to come back to the Planning Commission to request a zone change to accomplish that.

Commissioner Wilcox asked if there was a sewer connection to the home? Mr. Anderson said that all utility connections are there.

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing. No comments were brought up. Chairman Simpson closed the Public Hearing.

MOTION made by Commissioner Wilcox to approve a Conditional Use Permit for a Modular Home on a foundation located at 4790 South 5500 West for Thain Anderson. Seconded by Commissioner Greener and unanimously approved.

PUBLIC HEARING REZONE FOR HERITAGE LAND DEVELOPMENT FOR APPROXIMATELY 112 ACRES AT 3500 SOUTH 5100 WEST FROM R-1 TO R-2 ZONING DISTRICT.

Aaron Robertson and Jessica Presswich with Heritage Land Development stood and said that they wanted to change the zoning from R-1 to R-2.

Chairman Simpson said this is an invalid request since this property does not have the R-2 Future Land Use Overlay on it. She suggested that they apply for the Future Land Use R-2 overlay zone to be considered with the general plan update. Currently the city is not making any changes to the zoning map until the general plan is complete.

Chairman Simpson said that the General Plan Advisory Committee will take the future land use request into consideration as they revise their Future Land Use zoning map.

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing.

Rick Polersick lives across the street from the proposed development. He would like to see more open space instead of so many houses being built. He does not want Hooper City to turn into a West Ogden.

Cari Archuleta does not want this subdivision approved. She said there is too much traffic in the area. She is worried about the half acre lots and would like to see these be developed as full acre lots. She is

also concerned about the water availability and would encourage this subdivision to adopt a zero scape landscaping.

Hannah Merola supported what was already said. She is also worried about water availability.

Brandon Wright feels that we need to get more people to adopt water conservancy plans, however he is okay with property being zoned for smaller lots since not everyone wants a full acre lot.

Chairman Simpson closed the Public Hearing.

Heritage Land Development stood and decided to pull their rezone application and turn in a future land use request to be considered by the General Plan Advisory Committee.

CITIZEN COMMENTS

Commissioner Simpson opened the citizen's comments. Nothing was brought forward.

ADJOURNMENT

Motion made by Commissioner Greener, Seconded by Commissioner Platt and unanimously approved.

APPROVED