

PLANNING COMMISSION MEETING MINUTES

5580 W. 4600 S. Hooper, UT 84315
Thursday, October 14, 2021, at 7:00 PM

PRESENT

Mayor Dale Fowers
Chairman Mary Simpson
Commissioner Bryce Wilcox
Commissioner Sheldon Greener
Commissioner Amanda Prince
Commissioner Nathan Platt
Councilwoman Cindy Cox
City Staff: Whittney Black – Recorder, Brandon Reed – City Attorney
Audience: See attached list.

EXCUSED

6:30 WORK MEETING:

The Commission held a 6:30pm work session where they discussed the items on the agenda.

7:00 REGULAR MEETING:

1. OPENING

Chairman Simpson called the meeting to order.

a. Pledge of Allegiance and Reverence

Commissioner Prince led in the Pledge of Allegiance
Commissioner Wilcox offered reverence.

2. APPROVAL OF MINUTES DATED SEPTEMBER 9, 2021

COMMISSIONER GREENER MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 9, 2021. COMMISSIONER PRINCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

3. CITY BUSINESS

a. Public Hearing and consideration for a conditional use permit for an oversized structure of 1750sqft located at 5122 S 6300 W for Jeremy Ulm

Jeremy Ulm was present seeking a conditional use permit for an oversized structure of 1750sqft located at 5122 S 6300 W. Mr. Ulm explained that the structure would be used for storage, specifically for trailers. He also explained that there would be no plumbing, but electrical could be added later. Chairman Simpson explained that a building permit would be required at the time electrical was added.

Chairman Simpson opened the public hearing.

There were no public comments.

Chairman Simpson closed the public hearing.

COMMISSIONER PRINCE MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR AN OVERSIZED STRUCTURE OF 1750SQFT LOCATED AT 5122 S 6300 W FOR JEREMY ULM. COMMISSIONER WILCOX SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

- b. Public Hearing and consideration of the preliminary review of the Parker Estates Subdivision located at approximately 6300 West 6075 South for H.L. Parker Farms

The Public Works Director, Jared Hancock gave a short presentation explaining the basics of the subdivision. Chairman Simpson asked if the draining issues have been resolved. Mr. Hancock indicated that they have been. Commissioner Prince clarified that the ditch agreement satisfied the city's requirements. Mr. Hancock indicated that a few ditch users that are related to him haven't been contacted about this agreement. The commission request that a letter indicating their approval be provided. Scott Carlson, a representative for the developers, commented that there is already a fence on the north side of the property and fences around the south, east, and west have been proposed. Mr. Carlson also commented that all will serve letters have been provided with approval and that the storm water will be detained on lot 29. Commissioner Greener clarified frontage requirements.

Chairman Simpson opened the public hearing.

Matt Molleck, a resident of 6161 W 5950 S, Hooper, UT 84315, clarified with Mr. Carlson that the north fence belongs to the neighboring subdivision. Mr. Molleck also asked when construction would start. Mr. Carlson indicated that it would be as soon as possible.

Chairman Simpson closed the public hearing.

Commissioner Greener reminded everyone that at this stage in the process this a recommendation for preliminary approval and the subdivision will still have to go through the final approval process.

Sandy Molleck, a resident of 6161 W 5950 S, Hooper, UT 84315, stood up and made a comment. She expressed her frustration that the maps at the general plan open house did not indicate the correct zoning of this development. There was a short discussion to address the Molleck's concerns and frustrations.

Cindy Cox commented that this is just one reason why it is so important to vote and encouraged everyone to get out and vote.

Beverly Parker Bailey, the property owner, commented that her family loves Hooper and owns a lot of property here, but they are only planning on developing 18 acres.

Chairman Simpson again closed the public comment section of this agenda item.

COMMISSIONER PRINCE MOTIONED TO RECOMMEND PRELIMINARY APPROVAL OF THE PARKER ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 6300 WEST 6075 SOUTH FOR H.L. PARKER FARMS WITH THE CONDITIONS THAT ADDITIONAL DITCH USERS BE CONTACTED ABOUT THE AGREEMENT AND THAT ADEQUATE TIME BE GIVEN TO CONTACT IMPACTED RESIDENTS ABOUT THE OFF-SITE IMPROVEMENTS. COMMISSIONER GREENER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

4. CITIZEN COMMENT (Limited to three (3) minutes per speaker)

Chairman Simpson opened the meeting for public comment.

There were no public comments.

Chairman Simpson closed the meeting for public comment.

5. ADJOURNMENT

AT 7:44PM, COMMISSIONER PLATT MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WILCOX SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.