



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, DECEMBER 8, 2022, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on October 18, 2022, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Blake Cevering
Sheldon Greener
Nathan Platt – Vice Chair
Amanda Prince
Mary Simpson – Chair

CITY STAFF & CITY COUNCIL PRESENT:

Tereasa Chugg – Deputy City Recorder
Dale Fowers – Mayor
Briant Jacobs – City Engineer
Brandon Richards – City Attorney

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

See attached list.

6:30PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where they discussed agenda items.

7:00PM REGULAR MEETING

1. Meeting Called to Order

At 7:00pm Commissioner Simpson called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Cevering offered reverence.

3. Consent Items**a. Motion – Approval of Minutes dated October 18, 2022**

COMMISSIONER PLATT MOVED TO APPROVE THE MINUTES DATED OCTOBER 18, 2022.

COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:**CEVERING****GREENER****PLATT****PRINCE****MOTION PASSED.****VOTE:****AYE****AYE****AYE****AYE****4. Action Items****a. Report – Final Approval on Hardy Denny Subdivision**

- i. Briant Jacobs gave presentation on making property at 5120 West 4000 South into a minor subdivision. Breaking them off into 2 new parcels and making them single family residential and leave 1 remaining as unbuildable due to the existing home already on the property. Briant addressed that it will be in the R-1 zone. With the road (4000 South) being dedicated to UDOT. Commissioner Simpson verified with Briant that the frontage of the road will be 150 feet.

Commissioner Cevering asked about road dedication and if it requires a declaration lane.

Briant Jacobs confirmed with the answer, No.

- ii. UDOT has granted access permit, 30-foot-wide access with separate driveways. With a 4-foot separation between driveways. Leaving room for a sewer pit. Making each individual driveway 13 foot wide.

Blake Cevering had asked if we have everything for the sewer easement. Briant confirmed that the sewer easement is 36 inches.

Commissioner Greener asked about having a city ordinance of the width of the driveway / sharing a driveway? Briant confirmed, no too both. Briant mentioned that there is some weird verbiage on the ordinance. Staff recommends approving the approach for the shared driveway.

- iii. Vac sewer, approach across the UDOT road. With an open trench to make sure the slop is right. UDOT will allow with more paperwork.
- iv. There is 1 open ditch that is for both irrigation and tail water. Open ditch will be eliminated and piped with easement to Hooper Irrigation. Stormwater and tail water will be adding another swell to collet water and pipe to the west to the collection box by Zaugg. Irrigation for the lot will receive from Wilson irrigation water. Wilson has provided letter.
- v. Land will use separation fence. Waivers provided from Cox & Zaugg. Do not need it on the east side because it is already residential.

Commissioner Prince stressed the concern of the ditch being washed out and the fence falling in.

Briant responded back, yes; with the new correction being made the fence will not fall in.

Commissioner Cevering provided us with details on pipe sizing. (Hooper 18") (Wilson 15"). Needing to confirm and talk with Michelle to confirm pipe size for Hooper.

- vi. Briant gave recommendations to accept the land use for separation for fence waivers. Sewer service to be installed in open ditch. Also providing curb, gutter, sidewalk, and escrow.

Commissioner Simpson expressed her concern they she does not think it can stay how it is installed.

b. Nate Denny – Representing the Denny Subdivision (5120 w. 4000 s.)

- i. Tailwater ditch will flow from Lot 2 to Lot 1. Nate can provide us with drainage agreements that are in place. The sewer will be open cut (Approved by UDOT).

Commissioner Greener confirmed with Nate that he does not have any dump trucks that will be on the property.

Nate Denny acknowledges that he owns a company and shop, located in Layton. Where he will only have a 5th wheel and no construction equipment on the property.

Commissioner Simpson asked when he would anticipate to break ground.

- ii. Nate will start onsite work as soon as it is approved. Anticipating to cut the road on April 15th. Will provide plates and flaggers during

work hours (9am-3pm). Nate mentioned that it should only take a day and a half to complete road work. Will only need to cut 22 ft. of the road, leaving the other half will be functional and not be touched. Will bore for water service to the Taylor West Weber line.

iii. Enter a public hearing to receive public input on request

There were no public comments.

Commissioner Greener discussed the general design standards. Attorney Richards questioned that the driveways are not shared and constructed to be separate.

Commissioner Prince stated that it would be a shared approach but separated and divided by a 4 ft gravel.

Commissioner Greener asked if pulling in and crossing over the divider between the properties could lead to issues.

Attorney Richards said that anything could cause issues, and that the maintenance for the 4 ft difference will be the same as any other property.

Briant discussed that they could widen their own property by splitting the 4 ft between the two residents. Making them gain another 2 ft for driveway.

**COMMISSIONER PRINCE MOVED TO
RECOMMEND FINAL APPROVAL OF THE HARDY
DENNY SUBDIVISION (2 LOT) LOCATED AT
APPROXIMATELY 5120 W. 4000 S. WITH THE
RECOMMENDATION FOR ESCROW, CURB,
GUTTER, AND SIDEWALK. COMMISSIONER PLATT
SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COMMISSIONER:</u>	<u>VOTE:</u>
CEVERING	AYE
GREENER	AYE
PLATT	AYE
PRINCE	AYE

MOTION PASSED.

5. Enter a public hearing to receive public input on request

There were no public comments.

6. Adjournment

**AT APPROXIMATELY 7:30 PM, COMMISSIONER CEVERING
MOVED TO ADJOURN THE MEETING. COMMISSIONER
PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

COUNCIL MEMBER:**VOTE:****CEVERING****AYE****GREENER****AYE****PLATT****AYE****PRINCE****AYE****MOTION PASSED.**

Date Approved: _____

Tereasa Chugg, Deputy City Recorder