



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, AUGUST 14, 2025, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

---

The Hooper City Planning Commission held a work meeting at 6:00pm and their regular meeting at 7pm on July 10, 2025, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Jase McCormick  
Bryce Widdison  
Blake Cevering  
Travis Bates  
Sheldon Greener

COMMISSION MEMBERS EXCUSED:

Amanda Prince  
Gene Larsen

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 held a work session where agenda items were discussed, a conditional use permit for Sam Howard, Swasey Subdivision, moderate-income housing, and 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 Bates led in the Pledge of Allegiance.

b. Reverence

Commissioner McCormick offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated July 10, 2025

With changes to remove interior ADU’s.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED JULY 10, 2025, WITH CHANGES. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION APPROVED.**

4. Action Items

a. Discussion/Motion- Conditional Use Permit request for Sam Howard for an oversized structure totaling 1,800 sq. ft. located at 5910 S 6300 W.

The City Planner, Malcolm Jenkins, presented Sam Howard’s request for a conditional use permit for an oversized structure. The structure meets height requirements and is for hobby, woodworking, and storage use, with plumbing and electricity. The rear setback is 5 feet, requiring either adjustment or easement abandonment due to a 10-foot public utility easement. Staff recommends approval conditions on meeting one of two conditions: moving the structure 5 feet forward or completing the easement abandonment process.

Sam Howard – Applicant

Sam Howard addressed questions, indicating willingness to move the structure if needed but will apply to get the easement abandoned.

Public Comment:

None

**COMMISSIONER CEVERING MOTIONED TO APPROVE A CONDITIONAL USE PERMIT REQUEST FOR SAM HOWARD FOR AN OVERSIZED STRUCTURE TOTALING 1,800 SQ FT LOCATED AT 5910 S 6300 W ON THE CONDITION THAT IF HE STAYS OVER THE PUBLIC UTILITY EASEMENT, HE GETS VACATED EASEMENT LETTERS FROM ALL UTILITIES OR HE MOVES THE BUILDING TO COMPLY WITH REQUIREMENTS SET FORTH BY CITY STAFF. COMMISSIONER WIDDISON 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>CEVERING</b>	<b>AYE</b>
<b>GREENER</b>	<b>AYE</b>

**MOTION APPROVED.**

- b. Discussion/Motion- Final approval for Swasey Subdivision located at Parcel # 08-042-0075 for Brayden Swasey.

The City Planner, Malcolm Jenkins presented the Swasey Subdivision, a single-lot, 1.81-acre subdivision in the R1 zone. It has undergone multiple reviews, with minor utility adjustments. Includes sidewalk continuation, land separation fence, and all utility approvals. Staff and TRC recommend approval.

Brayden Swasey – Applicant

The Planning Commissioners confirmed the sidewalk continuation, and the land separation fence.

**COMMISSIONER BATES MOTIONED TO APPROVE THE SWASEY SUBDIVISION LOCATED AT PARCEL # 08-042-0075 FOR BRAYDEN SWASEY. 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>CEVERING</b>	<b>AYE</b>
<b>GREENER</b>	<b>AYE</b>
<b>MOTION APPROVED.</b>	

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

**AT APPROXIMATELY 7:17 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>CEVERING</b>	<b>AYE</b>
<b>GREENER</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

---

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

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