



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JUNE 12, 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 June 12, 2025, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Jase McCormick
Bryce Widdison
Sheldon Greener- ZOOM
Gene Larsen
Travis Bates

COMMISSION MEMBERS EXCUSED:

Amanda Prince
Blake Cevering

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 discussed the agenda items, including the Daycare request, Kimball Estates Subdivision, and Swasey Subdivision.

The City Planner Malcolm gave a presentation on Oversized and ADU square footage as well as a discussion on 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 Larsen led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated May 08, 2025

No changes.

COMMISSIONER WIDDISON MOTIONED TO APPROVE THE MINUTES DATED MAY 08, 2025, WITH NO CHANGES. COMMISSIONER LARSEN SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

4. Action Items

a. Conditional Use Permit Request for Cashena Tomlin for a Daycare/Kindergarten located at 3928 S 5350 W.

The City Planner Malcolm Jenkins presented Cashena Tomlin’s request for a conditional use permit for a half day kindergarten with plans up on display.

The structure will have plumbing, electricity, a bathroom, and mini splits for heating/cooling

Cashena Tomlin (Cash) – Applicant

Cash handed out binders of information to the Planning Commissioners. Cash expressed her passion for teaching and spoke on the hands on learning the children would be doing. Cash presented her qualifications and experience, emphasizing a safe, small-scale kindergarten environment. The plan included two shifts AM/PM with up to 10 students. Cash addressed parking concerns, noting coordination with neighbors and a five-minute drop-off/pick-up process.

Public Comment:

Heather Bartik – Hooper Resident

Heather supported the daycare, citing property rights and community benefits. Plans to enroll her child, valuing a local, trusted kindergarten.

David Russel – Hooper Resident

David opposed the daycare, citing potential noise, traffic, and property value depreciation. Preferred a limit of 3-4 students and expressed concerns about future growth.

Scott Slade – Hooper Resident

Scott supported the daycare, praising Cash Tomlin’s values and experience. Scott stated his plans to enroll his child, emphasizing the benefit of a small, community-focused environment.

Planning Commissioner Bates asked Cash where the remaining five cars would be during pickup and drop-off times. Cash clarified that the neighbor approved the cars to be in front of their home.

COMMISSIONER WIDDISON MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR CASHENA TOMLIN FOR A DAYCARE LOCATED AT 3928 S 5350 W. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

- b. Public Hearing for Kimball Estates Subdivision located at Parcel # 09-077-0018 84315 for MRK3 Group.

The City Planner, Malcolm Jenkins presented the Kimball Estates a 21-lot, 3/4-acre subdivision in a new zone, located at 5900 S near the “burnt church.”. The subdivision complies with ordinances, with no major issues during reviews. Drainage concerns were addressed, with berms removed to prevent flooding onto neighboring farms.

Public Hearing:

Bill Anderson – Hooper Resident

Bill expressed concerns about access to a head gate along a two-track road on the north side and whether the ditch would be piped. Bill sought clarity on easement rights.

Kyle Davis – MRK3 Group

Kyle clarified that no easement exists but proposed an access easement along the east side of a lot, ensuring access for ditch maintenance. The ditch will be piped from the property line to the road, with a head gate placed.

Janie Stubbs – Hooper Resident

Janie questioned property line alignment with surveys, noting a historical ditch and fence discrepancy. Janie asked about a berm and future road alignment impacting her property's development potential.

Will Bates –

Will questioned property alignment with road and their property with future development.

Dan Higley – Hooper Resident

Dan raised concerns about private ditch access for multiple property owners, terrace-related flooding risks, and survey discrepancies. Opposed removing farmer access to the ditch.

Malcolm Jenkins mentioned he would be reviewing issues with engineers and public works, ensuring solutions meet ordinances. Commissioner Greener questioned the drainage ditch's capacity and fire department approval for a hammerhead turnaround.

No motion was required as this was a public hearing for input only.

- c. Public Hearing for Swasey Subdivision located at Parcel # 08-042-0075 84315 for Braydon Swasey.

Malcolm Jenkins presented the Swasey Subdivision, a single-lot, 1-acre subdivision. On its third review, it includes sidewalk installation and a land use separation fence.

Public Hearing:

None

No motion was required as this was a public hearing for input only.

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.)

Rusty Eskelson - Hooper Resident:

Advocated for flag lots, Rusty spoke on his property where a flag lot would allow a long-term tenant to remain in a house while developing a back parcel. Noted other cities allowed flag lots and urged reconsideration. Commissioner McCormick acknowledged the work meeting discussion on flag lots and committed to further review, including consulting Ryan Hill for previous discussion on flag lots.

6. Adjournment

AT APPROXIMATELY 8:10 PM, COMMISSIONER WIDDISON MOTIONED TO ADJOURN THE MEETING. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
MCCORMICK	AYE
WIDDISON	AYE
BATES	AYE
GREENER	AYE
LARSEN	AYE
MOTION PASSED.	

Date Approved: _____

Jamee Johnston, Deputy City Recorder