



**HOOPER CITY**  
**PLANNING COMMISSION AGENDA - AMENDED**  
**AUGUST 22, 2024 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, August 22, 2024, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

**Work Meeting – 6:30pm**

1. Discussion on Agenda Items

**Regular Meeting – 7:00pm**

1. Meeting Called to Order
2. Opening Ceremony
  - a. Pledge of Allegiance
  - b. Reverence
3. Consent Items
4. Action Items
  - a. Rezone Request for Terrastrada LLC located approximately at 5500 S 4700 W. The Request is for Rezoning of Property from Low Density Residential to Commercial (C2) and Residential Mixed Use Planned Unit Residential.
    - i. Enter a public hearing to receive public input on request.
    - ii. Close the public hearing and proceed with the regular meeting.
    - iii. Planning Commission Discussion and/or Motion on request
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

*Morghan Yeoman*

Morghan Yeoman, City Recorder

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In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

**CERTIFICATE OF POSTING**

The undersigned, duly appointed city recorder, does hereby certify that the above notice has been posted at the Hooper City Civic Center; the Utah Public Meeting Notice website; and hoopercity.com on or before August 22, 2024.

Terrastrada LLC (Stuart Adams)  
3271 E 1875 N  
Layton, Utah 84040

July 1, 2024

Mayor Bingham  
5580 W 4600 S  
Hooper, Utah

**Re: Request for Rezoning of Property from Low Density Residential to Commercial (C2) and Residential Mixed Use Planned Unit Residential.**

Dear Mayor Bingham,

I hope this letter finds you well. I am writing to formally request the rezoning of the property located at the northwest corner of 5500 S 4700 W, currently zoned as Low Density Residential (R1), to a (C2) Commercial and Mixed-use Residential designation. This request is made to support a proposed development that will provide significant benefits to the community and align with the broader goals of urban planning and sustainable growth within Hooper City.

**Project Overview:**

The proposed development is a mixed-use project that combines commercial retail with mixed use residential units. The commercial components will include grocery store, retail shops, and other retail users. The residential component will consist of ½ Acre, ¼ acre lots buffering the existing residential housing and planned unit residential housing buffering the commercial retail center which will provide diverse housing options for various income levels.

**Justification for Rezoning:**

**1. Community Needs and Economic Growth:**

- **Economic Vitality:** The introduction of commercial spaces will stimulate local economic growth by attracting new businesses, creating jobs, and increasing the tax base. This will provide a significant boost to the local economy and enhance the vibrancy of the area.
- **Housing Demand:** There is a growing demand for diverse housing options in our community. This development will offer affordable housing alternatives, addressing the needs of young professionals, families, and retirees.

**2. Sustainable Development:**

- **Smart Growth Principles:** The proposed mixed-use development aligns with smart growth principles by promoting walkability, reducing the need for extensive car travel. This contributes to reduced traffic congestion.

- **Efficient Land Use:** Rezoning to mixed-use will optimize land use by integrating residential and commercial activities in one area, leading to more efficient infrastructure utilization and reduced urban sprawl.
3. **Community Enhancement:**
- **Enhanced Amenities:** The development will include amenities such as, green spaces, and community gathering areas, which will enhance the quality of life for residents and visitors.
  - **Cultural and Social Hub:** The commercial spaces will serve as a hub for community activities, fostering social interactions and cultural exchange.
4. **Alignment with Comprehensive Plan:**
- **Consistency with City Goals:** The proposed rezoning and development are in line with the objectives outlined in the Hooper City Comprehensive Plan, which advocates for variety of residential and commercial uses to create vibrant, sustainable, and inclusive communities.

### **Community Support and Engagement:**

We have conducted three preliminary meetings with local residents and stakeholders to gather feedback and address any concerns. We are committed to ongoing engagement with the community throughout the planning and development process.

### **Conclusion:**

In light of the significant benefits outlined above, we believe that rezoning the subject property at 5500 S 4700 W to a Commercial (C2) and Residential mixed use is a crucial step towards fostering sustainable development and enhancing the quality of life in the community. We respectfully request the Planning Commission and the City Council to consider this rezoning application favorably.

Thank you for your time and consideration. We look forward to the opportunity to discuss this proposal further and address any questions you may have.

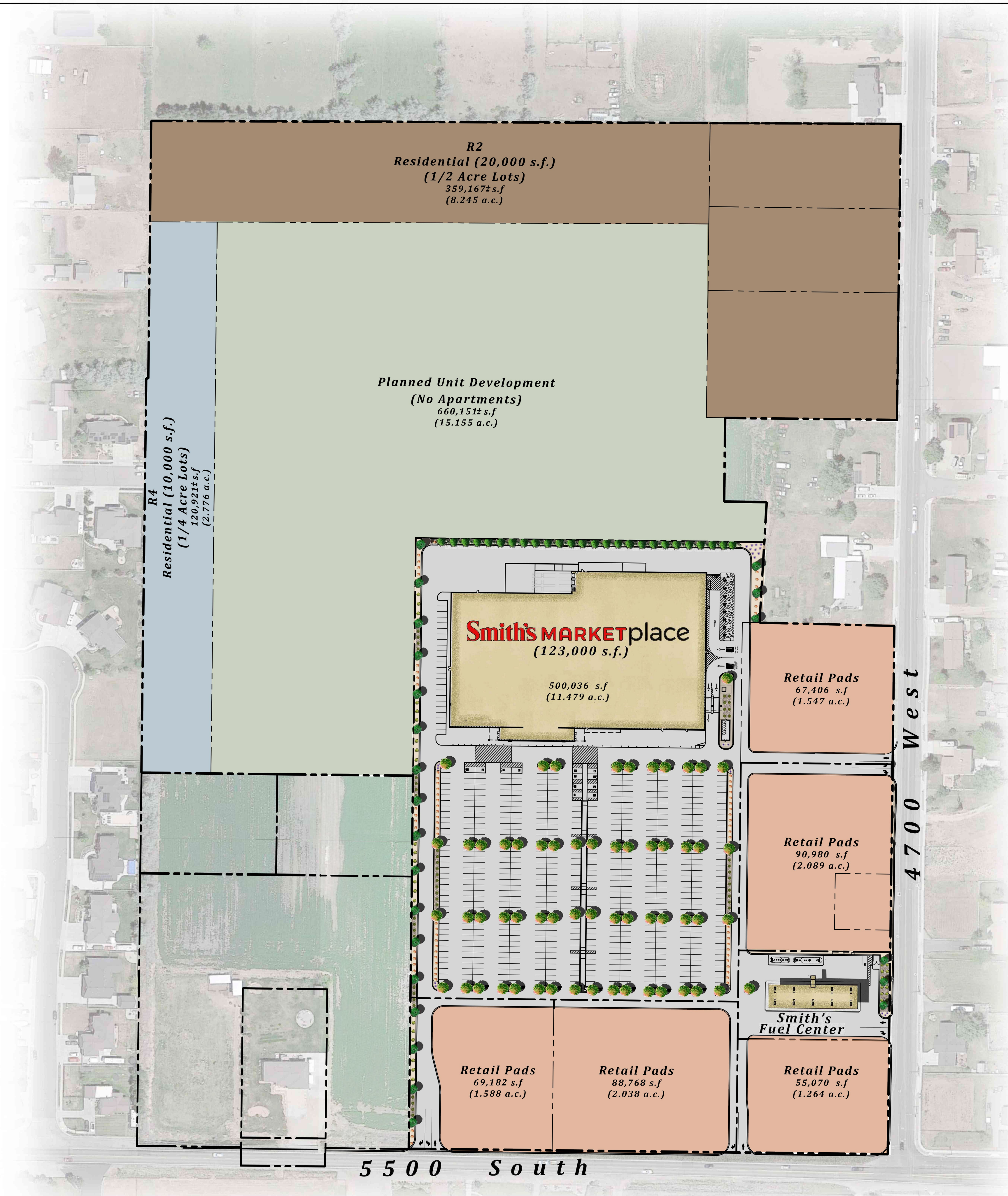
Sincerely,

Stuart Adams  
Terraventure LLC

# Smith's Marketplace

5500 South 4700 West

Hooper, Utah



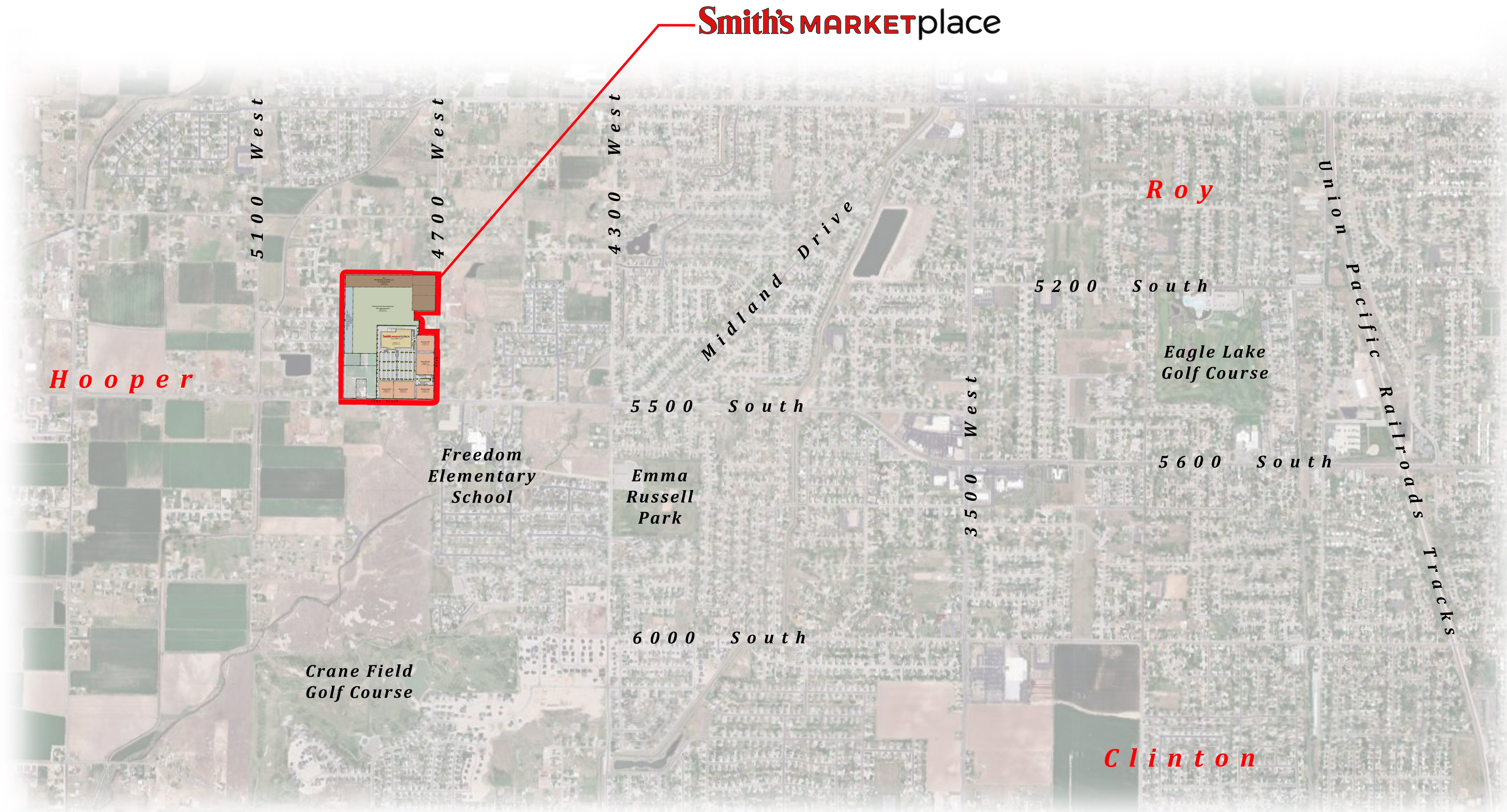
# Smith's Marketplace

5500 South 4700 West

Hooper, Utah



**Smith's MARKETplace**



### **Proposed PUD Zone**

A part of the Southwest Quarter of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point located 1322.18 feet North 89°46'53" West along the East-West Quarter Section line to the intersection thereof with the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County; 180.00 feet South 0°39'26" West along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County, to a line that is 180.00 feet distant Southerly of and parallel to said East-West Quarter Section line; and 120.00 feet South 89°46'53" East along said parallel line from the Center of said Section 17; and running thence South 89°46'53" East 878.05 feet along said parallel line; thence South 0°43'29" West 345.94 feet; thence South 89°18'39" East 33.41 feet; thence South 0°41'21" West 150.00 feet; thence South 89°18'39" East 75.91 feet to the Westerly line of Trish's Acre Subdivision, recorded as Entry No. 1566702 in Book 47 at Page 99 the Official Records of Weber County; thence South 3°20'06" West 70.44 feet along said Westerly line; thence North 89°21'03" West 622.73 feet; thence South 0°38'57" West 425.11 feet; thence North 89°21'03" West 360.90 feet; thence North 0°39'26" East 984.89 feet to the point of beginning.

**Contains 660,226 sq. ft.  
Or 15.156 acres**

### **Proposed Smiths Development**

A part of the West Half of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast corner of Trish's Acre Subdivision, recorded as Entry No. 1566702 in Book 47 at Page 99 the Official Records of Weber County; located 16.50 feet South 89°03'37" East along the East-West Quarter Section line to the point of intersection thereof with a line that is 16.50 feet distant Easterly of and parallel to the North-South Quarter Section line of said Section 17; and 893.91 feet South 0°43'39" West along said parallel line from the Center of said Section 17; and running thence South 0°43'39" West 946.26 feet along said parallel line; thence North 89°21'03" West 855.39 feet; thence North 0°38'57" East 1091.43 feet; thence South 89°21'03" East 622.73 feet to the Westerly line of said Trish's Acre Subdivision; thence along the Westerly and Southerly lines of said Trish's Acre Subdivision the following two courses: South 3°20'06" West 145.00 feet; and South 89°16'21" East 240.75 feet to said Southeast corner of Trish's Acre Subdivision and the point of beginning.

**Contains 899,981 sq. ft.  
Or 20.661 acres**

**Proposed R2 Zone**

A part of the West Half of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Center of said Section; and running thence South 89°03'37" East 16.50 feet along the East-West Quarter Section line to the point of intersection thereof with a line that is 16.50 feet distant Easterly of and parallel to the North-South Quarter Section line of said Section 17; thence South 0°43'39" West 528.53 feet along said parallel line; thence North 89°18'39" West 340.37 feet; thence North 0°43'29" East 345.94 feet to a point on a line that is 180.00 feet Southerly of and parallel to the East-West Quarter Section line of said Section 17; thence North 89°46'53" West 998.06 feet to the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County; thence North 0°39'26" East 180.00 feet along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County to the intersection thereof with said East-West Quarter Section line; thence South 89°46'53" East 1322.18 feet along said Quarter Section line to the Center of said Section 17 and the point of beginning.

**Contains 359,167 sq. ft.  
Or 8.245 acres**

**Proposed R4 Zone**

A part of the Southwest Quarter of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point located 1322.18 feet North 89°46'53" West along the East-West Quarter Section line to the intersection thereof with the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County; and 180.00 feet South 0°39'26" West 180.00 feet along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County, to a line that is 180.00 feet distant Southerly of and parallel to said Quarter Section line; and running thence South 89°46'53" East 120.00 feet along said parallel line; thence South 0°39'26" West 984.89 feet; thence North 89°21'03" West 124.25 feet to the Easterly line of Mar Lee Estates Subdivision, recorded as Entry No. 2158092 in Book 63 at Page 18 of the Official Records of Weber County; thence North 0°42'13" East 704.33 feet along said Easterly line and to and along the Easterly line of Jenny's Park Subdivision, recorded as Entry No. 2163639 in Book 63 at Page 27 of the Official Records of Weber County, to the South line of Lakeside Pines Subdivision Phase 5, recorded as Entry No. 1475166 in Book 44 at Page 74 of the Official Records of Weber County; thence South 89°20'34" East 3.68 feet to the Southeast corner of said Phase 5; thence North 0°39'26" East 279.66 feet along the Easterly line of said Phases 4 and 5 to the point of beginning.

**Contains 120,923 sq. ft.  
Or 2.776 acres**

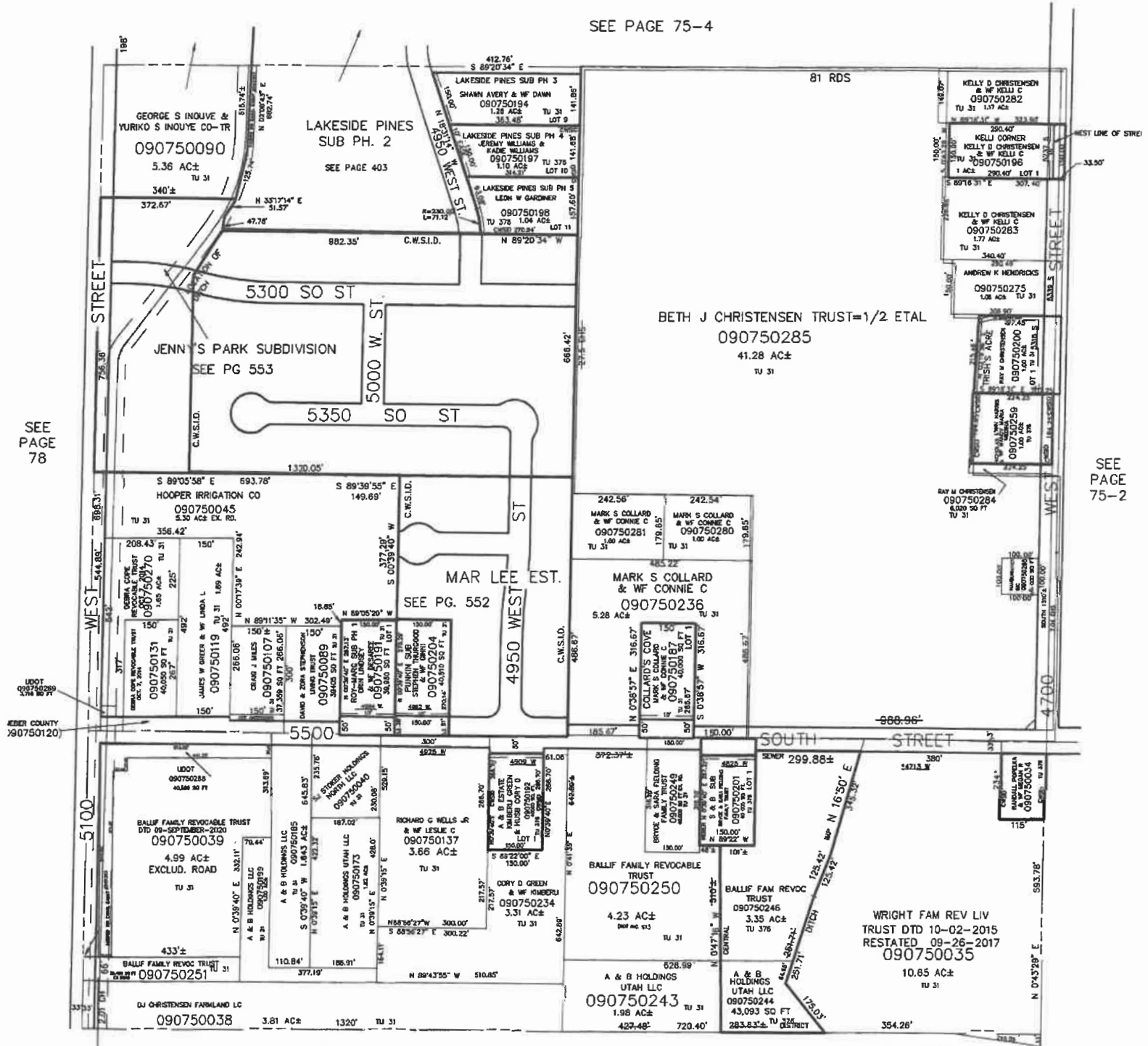
S.W 1/4  
SECTION 17, T.5N., R.2W., S.L.B. & M.

IN HOOPER CITY  
SCALE 1" = 200'

TAXING UNIT: 31, 376

ALSO SEE 75-1  
75-2, 75-4, 75-5

SEE PAGE 75-4



SEE PAGE 78

SEE PAGE 75-2

SEE PAGE 82

\*FOR TAX PURPOSES ONLY\*

\*ADDRESS AFFIDAVIT #E3278501



# **HOOPER CITY INC.**

5580 W. 4600 S.  
Hooper City, UT 84315

## APPLICATION TO AMEND THE HOOPER CITY

### ZONING MAP

Petition # \_\_\_\_\_ Parcel # 09-075-0285

Date Submitted \_\_\_\_\_

Address of Site Northwest Corner of 4700 W 500 S

Applicant's Name Terrastrada LLC

Phone # \_\_\_\_\_ Cell Phone# [REDACTED] Fax # \_\_\_\_\_

Address: 3271 E 1875 N Layton, Utah 84040 E-mail [REDACTED]

**FEE SCHEDULE Total Fee \$250.00 plus \$5.00 per acres. ( Break down of fees: The \$250.00 plus \$5 per acres is the city fee and \$50.00 is the cost for publishing the notice in the Standard Examiner)**

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**NOTE: The applicant must submit a plat map from the County Recorder' Office which accurately delineates the property being considered and a legal description (see requirements listed on next page).**

\*\*\*\*\*

Present Zoning of Property: Low Density Residential Proposed Zoning of Property: See Detail

Acreage of Property \_\_\_\_\_

Proposed use of Property if Property is re-zoned (explain in detail) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Reason why Re-zone is requested: See Attached Letter

\_\_\_\_\_  
\_\_\_\_\_

Will the proposed re-zoning conform to the City Master Plan?  Yes \_\_\_\_\_ No (Explain and Attach)

*Elaine Denkers*  
dotloop verified  
07/02/24 7:52 PM  
MDT  
8E26-C14P-V6UI-IXVP

Signature of Applicant

\_\_\_\_\_  
Signature of Property Owner

! Authorize Terrastrada LLC/Stuart Adams to act as my representative in all matters relating to this application

*Elaine Denkers*  
Signature of Property Owner

dotloop verified  
07/02/24 7:52 PM MDT  
G1LZ-M4EA-N570-WEFL

Please answer the following questions on a separate sheet of paper with specifics and attach it to this application. This information will be forwarded to the City Planning Commission members for review.

- A. Why should the present zoning be changed to allow this proposal:
- B. How is the proposed change in harmony with the City Master Plan for this area:
- C. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?
- D. How is the change in the public interest as well as the applicant's desire?

\*\*\*\*\*

### APPLICATION REQUIREMENTS FOR ZONING MAP CHANGES

1. The property owner shall submit to the city office the following items at least four (4) weeks before a Planning Commission Meeting. The Commissioners meet on the 2<sup>nd</sup> Thursday of each month unless otherwise specified.
  - A. An application formally requesting a zoning change and stating the reasons for the request.
  - B. A property plat of the area of the requested zone change. Plats are available at the Weber County Recorders Office or on the Weber County website. [www1.co.weber.ut.us](http://www1.co.weber.ut.us)
  - C. A legal description of the subject property.
  - D. A re-zoning fee as indicated on the zoning application.
  - E. **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides and back of property lines.**
  - F. Postage stamps for each address. The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You can get the address off the Weber County Website and go to Geo Gizmo. They must be mailing addresses not property addresses.
  
2. The planning Commission requires any zoning application to be submitted one (1) month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended that the property owner/applicant be present at the meeting.
  
3. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days after the recommendation from the Planning Commission.
  
4. The City Council following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
  
5. The re-zoning becomes effective 15 days after publication of the map/ordinance.

**HOOPER CITY INC.**

5580 W. 4600 S.  
Hooper City, UT 84315

APPLICATION TO AMEND THE  
HOOPER CITY

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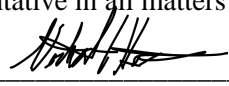
\_\_\_\_\_  
\_\_\_\_\_

Will the proposed re-zoning conform to the City Master Plan?  Yes \_\_\_\_\_ No (Explain and Attach)

\_\_\_\_\_  
Signature of Applicant

[Signature]  
Signature of Property Owner

! Authorize \_\_\_\_\_ to act as my representative in all matters relating to this application



Signature of Property Owner

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Planning Commission scheduled to hear this application for zone map change on:\_\_\_\_\_

Date:\_\_\_\_\_ Recommendation from Commission:\_\_\_\_\_

City Council sets public hearing on:\_\_\_\_\_

Date approved/denied:\_\_\_\_\_ Decision of Council:\_\_\_\_\_