



**HOOPER CITY  
PLANNING COMMISSION AGENDA  
SEPTEMBER 12, 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, September 12, 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
  - a. Motion – Approval of Minutes dated August 8, 2024
4. Action Items
  - a. Discussion/Motion- Hansen Planning Group
  - b. Conditional Use Permit Request for Alisha Gillis for an accessory dwelling unit totaling 609 sq ft located at 4570 W 5100 S
    - 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
  - c. Conditional Use Permit Request for Robert Edwards for an oversized structure totaling 1,826 sq ft located at 4373 S 5400 W.
    - 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
  - d. Conditional Use Permit Request for Torghele Hooper LLC for a Group Youth Home: Drug and Alcohol Treatment Center located at parcel number 08-712-0003 lot 3.
    - 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
  - e. Discussion- Allowed Uses and Fees/Fines
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*

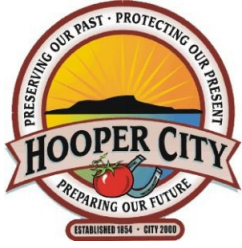
Morghan Yeoman, City Recorder

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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 September 12, 2024.



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, AUGUST 8, 2024, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on August 8, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Amanda Prince- Chair  
Blake Covering  
Sheldon Greener – Vice Chair  
Jessica Smith

COMMISSION MEMBERS EXCUSED:

Bryce Widdison

CITY STAFF & CITY COUNCIL PRESENT:

Michelle Marigoni – Riverdale City Recorder  
Lieutenant Lavelly – Weber County Sheriff  
Brandon Richards – City Attorney (ZOOM)

AUDIENCE PRESENT:

See attached list.

**6:30PM WORK MEETING**

1. Discussion on Agenda Items

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

**7:00PM REGULAR MEETING**

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Smith led in the Pledge of Allegiance.

b. Reverence

Commissioner Covering offered reverence.

*Erin Maughan, the city events coordinator asked for help with Tomato Days. Explained the time slots and spots that needed to be filled. (Parade, information booth, and gates)*

3. Consent Items

- a. Motion – Approval of Minutes dated July 11, 2024  
Changes have been made.

**COMMISSIONER SMITH MOTIONED TO APPROVE THE MINUTES DATED JULY 11, 2024 WITH THE MINOR CHANGES THAT WERE LISTED BY COMMISSIONER SMITH. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>GREENER</b>	<b>AYE</b>
<b>PRINCE</b>	<b>AYE</b>
<b>SMITH</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>

**MOTION PASSED.**

4. Action Items

- a. Conditonal Use Permit for Steven Maughan for an oversized structure totaling 1,710 sq ft located at 5890 S 5900 W

Malcolm Jenkins, our city planner, gave presentation. Malcolm explained the square footage of building. Malcolm explained that it will be used for storage. Will have electricity and no plumbing. It will be used for a business and has applied for a business license.

Commissioner Cevering made a comment about having the measurements being in feet and not inches.

Steven Maughan commented that the square footage total includes the outside awning. Steven also commented that half the building will be used for personal storage.

Commissioner Greener asked the lot size, confirmed that it is 1/3 acre.

No public comment.

**COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR STEVEN MAUGHAN FOR AN OVERSIZED STRUCTURE TOTALING 1,710 SQ FT LOCATED AT 5890 S 5900 W. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- b. Conditional Use Permit for Joshua Muir for an oversized structure totaling 1,536 sq ft with an accessory dwelling unit totaling 952 sq ft located at 4372 S 5400 W

Malcolm Jenkins, our city planner, gave presentation. Malcolm explained the square footage of oversized structure and accessory dwelling unit.

Joshua Muir explained that the ADU will be used for his mother in law. Joshua commented that it will be a convenience for the family due to aging.

Commissioner Cevering questioned if there will be an additional driveway, Joshua confirmed yes.

Nick Karras located at 5271 S 6250 W addressed that he will be the builder on the structure and asked the commissioners if they needed more plans.

Commissioner Greener stated that is was okay for the ADU to be behind the house.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR JOSHUA MUIR FOR AN OVERSIZED STRUCTURE TOTALING 1,536 SQ FT WITH AN ACCESSORY DWELLING UNIT TOTALING 952 SQ FT LOCATED AT 4372 S 5400 W. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>GREENER</b>	<b>AYE</b>
<b>PRINCE</b>	<b>AYE</b>
<b>SMITH</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

- c. Motion: Conditional Use Permit Request for Hooper Water Improvement District for a drinking water well and accessory buildings located at 4769 W 5100 S

Commissioner Prince allowed public comments due to being an emotional topic. Comments were only to be made on the new information provided and was allotted a certain time. Malcolm Jenkins, the city planner, explained the structure that is in question.

Korry Green, representing Hooper Water Improvement District, explained that at the previous planning commission meeting, there was discussion on a sound mitigation study that they wanted done along with a noise mediation program to meet the ambient noise.

Commissioner Prince asked for them to talk more on the information that was provided. Cole Allen, HWID General Manager, gave a description on the noise mediation. Cole explained that it is a 4 sided wall and will be taller. There will also be an open accessing the south side with no homes.

Commissioner Greener asked Cole if they have the decibal levels are compared to the previous readings. Cole confirmed no, just got to ambient. Commissioner Prince asked why they moved the structure to the north and can it be wherever works for better hiding behind trees. Commissioner Prince confirmed that the curtain will only help with the sound and not vibrations, Cole confirmed yes.

Commissioner Greener asked if there was a cost difference for the taller wall. Cole Allen stated that it wasn't a big difference in cost. Commissioner Prince read off the sound information from the information packet.

Commissioner Smith questioned about the flooding when first digging the well and how it can be prevented? Cole Allen will pump the water into the

Wilson drain ditch, can also use the detention pond. Cole mentioned he was not aware of the flooding.

Commissioner Smith asked public works and city engineer the impact of using the irrigation ditches. Stated that there was no issues.

*Commissioner Prince allowed public comment for 20 minutes.*

Bruce Taylor located at 4745 W 5100 S described a photo of flooding that was around him. There was a 72 hour period of uncontrolled flooding. Bruce explains a report that was in the packet and questioned how the noise sensors work.

Kathy Taylor located at 4745 W 5100 S played the drilling noise. Explained that there has been 4 years of torment by Hooper Water, Planning Commission has denied 3 times and asked for it to be denied one more time.

Will Strauss located at 5223 S 4700 W feels that the test should be done with the actual equipment. Explains the wind also effects the sound. Will explained that 70 dba is damaging overtime. Asked the planning commission to protect the kids and grandkids.

Karen Peterson located at 4651 W 5100 S thanked planning commission for doing a great job. Asked to move it to the Sinclair side.

Travis Bates located at 5008 W 4950 S commented his concerns about the property. Stated that there is garbage all over their front yard. Asked for conditions to put on the home.

Dylan Robinson located at 3223 S 5100 W commented his concern for the detention ponds and thought they were not allowed. Dylan also commented that the home is not on the site plan, what will happen to the home. Commissioner Prince addressed his comments.

Katie Parkinson located at 4839 W 5100 S read off Ordinance No. O-2022-06; Noise Ordinance. Stated that she has anxiety about the sound. Katie also mentions another concern is the pasture watering and how it will be affected.

Marvin Zaugg located at 6354 W 4800 S explains that there will be 30-45 days of noise. Drilling is only temporary.

Debra Marigoni located at 5245 S 5100 W asked how many times something can be brought back after denial.

Ryan Christensen representing Hooper Water Improvement District address the questions that were posed during public comment. Commissioner Greener asked if the noise is about 50 dba, what could be done? Ryan Christensen was not sure but cannot stop once started. However, would be willing to mitigate unexpected noise within reason.

Korry Green, representing Hooper Water Improvement District, explained that the house is on separate property and would most likely would be put up for sale. Property Management handles complaints.

Commissioner Cevering stated that is has been denied and conditions have been put on. Commissioner Cevering explained that the presentation showed both wells that are needed. HWID has addressed issues and is only 20 feet tall.

Commissioner Smith explained that noise is temporary. However there will never be neighbors where it is located. Commissioner Greener asked Bruce Taylor if it was moved south on the property, would it help. Bruce confirmed yes. Cole Allen, HWID General Manager, explained that the trees will hide it best at the north end and the south end will affect more people.

Commissioner Cevering explained that it is in the General Plan.

Brandon Richards, our city attorney, commented that this is not any different from other conditional use permits that have been approved. Recommends incorporating all mitigation in the report.

Commissioner Prince commented that a 32 foot wall would be preferred.

Marvin Zaugg, representing Hooper Water Improvement District, explained it will be less visible on the north end and less piping. Engineers put it where it is best, it should be there.

Commissioner Greener asked if the insurance would cover any property damage. Confirmed yes.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE  
CONDITIONAL USE PERMIT REQUEST FOR HOOPER WATER**

**IMPROVEMENT DISTRICT FOR A DRINKING WATER WELL AND ACCESSORY BUILDINGS LOCATED AT 4769 W 5100 S WITH A 32 FOOT SOUND WALL.**

**COMMISSIONER CEVERING AMEND THE MOTION TO INCLUDE ALL THE CONDITIONAL USE PERMIT CONCERNS WITH MITIGATION PLANS IN PRESENTATION. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
<b>GREENER</b>	<b>AYE</b>
<b>PRINCE</b>	<b>AYE</b>
<b>SMITH</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>MOTION PASSED.</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.)*

Rebecca Chase located at 5312 W 3250 S is concerned for the antenna pole that is located in Rawson Ranch. It is 66 feet tall. Would like it moved.

Nicole Flinic located at 3217 S 5325 W talked about the same antenna pole. Mentioned that it was approved if not next to the structure. Too large for where it is located.

Dylan Robinson located at 3223 S 5100 W was also not notified correctly. Did not follow proper CC&R's.

Bruce Taylor located at 4745 W 5100 S commented that they should be grateful for the pole and not the water well.

6. Adjournment

**AT APPROXIMATELY 8:45 PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER SMITH SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COMMISSIONER:</u></b>	<b><u>VOTE:</u></b>
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<b>SMITH</b>	<b>AYE</b>
<b>GREENER</b>	<b>AYE</b>
<b>PRINCE</b>	<b>AYE</b>
<b>CEVERING</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

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

\_\_\_\_\_  
Morghan Yeoman, City Recorder

DRAFT

Hooper City  
5580 W. 4600 S.  
Hooper, UT 84315  
Office 801-732-1064

Fee: \$200.00  
Date Submitted 08/01/24  
mailings \$37.00

Conditional Use Permit: ADU

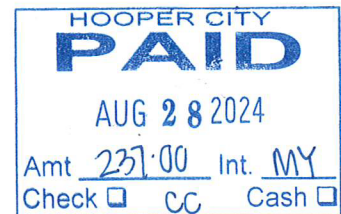
Print Applicant Name: Felix Guzman  
Address: 342 N 200 W. Spanish Fork, UT  
Phone #:   
Day Time Phone #: same

Reason for conditional use: Construction of a new Accessory dwelling unit

Describe use of property: Residential, owner occupancy

If building on property provide site plan drawings including:

- Map of property showing adjacent streets
- Building/structure dimensions and distance from other structures
- Distance from property lines.
- List any easements on property
- Roof pitch, roofing material, Building materials, driveway materials
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design



Total Sq. footage of Structure: 609 sq ft  
Total Sq. footage of ADU: 609  
Height of Structure: 15'1"  
Acreage of Property: .61

❖ The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.00 for every notice that is sent out.

This application will be evaluated by, but not limited to, the following items. You may want to address these issues on the back of this application.

- |                    |                  |           |         |
|--------------------|------------------|-----------|---------|
| Traffic problems   | Safety issues    | Noise     | Parking |
| Fencing            | Pollution        | Odors     | Design  |
| Business operation | Use of structure | Easements |         |

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Signature: Felix Guzman Date: 08/01/2024

\*\*\*\*\*

Approval Date: \_\_\_\_\_ Disapproval Date: \_\_\_\_\_  
Planning Commission Chairman

Comments/Conditions: \_\_\_\_\_

Completed applications must be submitted three (3) weeks prior to a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified

Date 8/6/2024

I, Alisha Gillis have read and understand the requirements to be allowed to have a secondary detached dwelling unit on my property and will follow city requirements for as long as the unit is being used:

**DWELLING, SECONDARY DETACHED:** A dwelling unit for one (1) family that shares a lot or parcel with the principle dwelling, is a minimum of 400 square feet and a maximum of 960 square feet of living area, exclusive garage, covered porch, or patio. The secondary unit may have separately metered (utilities), must contain a kitchen and bathroom facilities. The secondary unit must meet the minimum setback from property lines as identified for a dwelling. A single family detached ADU must not have any part of the unit extend beyond the furthest rear corner of the primary residential structure.

Property address: 4570 W 5100 S Hooper, UT. 84315

Owner of Property: Alisha Gillis

Phone #: [REDACTED]

Email: [REDACTED]

*A Gillis*

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



# Gillis adu

## GENERAL NOTES

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE EXECUTION OF WORK AND IMMEDIATELY REPORT ANY ERRORS TO THE OWNER AND ARCHITECT.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2021 INTERNATIONAL RESIDENTIAL CODE.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.

## BUILDING INFORMATION

OWNER	Gillis
BUILDER	JIM SANDERS 385 363 9253
DESIGNER	JACKSON LAW 801 628 7819
ENGINEER	FRANK ROBERTS 801 674 8515
SQUARE FOOTAGE	
TOTAL CONDITIONED	609 SF

## DRAWING INDEX

G0-0	COVER SHEET
G0-1	GENERAL NOTES
G0-2	ARCHITECTURAL SITE PLAN
A1-0	MAIN LEVEL FLOOR PLAN
E1-0	MAIN LEVEL UTILITY PLAN
A2-0	EXTERIOR ELEVATIONS & TYP. WALL SECTION
S6-0	FOUNDATION PLAN & DETAILS
S6-1	FRAMING PLAN & DETAILS

SPECIFIED SCALES ARE ACCURATE WHEN PRINTED ON ARCHITECTURAL D SIZE PAPER (36"x24")



HouseDraftStudio.com  
801 628 7819

# Gillis adu

4570 W 5100 S  
HOOPER, UT 84315

2024-06-12  
revisions

title

COVER

sheet

G0 0

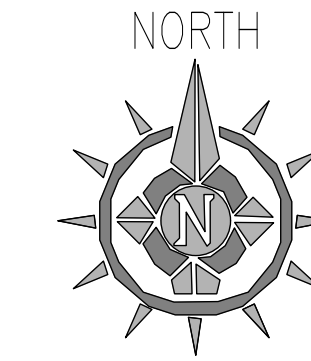
**SITE INFO:**  
 PARCEL: 091560002  
 ACRES: 0.61 - OR - 26,667 SF  
 LOT: 9  
 SUBDIVISION: WESTERN WILLOWS CLUSTER  
 ZONE: R-1

**UTILITIES FOR ADU**

**GAS - NOT USED**  
**ELECTRIC -** CONNECT ADU SUB-PANEL TO EXISTING SERVICE AS SHOWN  
**WATER -** CONNECT ADU WATER SUPPLY TO EXISTING CULINARY WATER SUPPLIED TO HOUSE. BEHIND WATER METER  
**SEPTIC -** ADU WILL HAVE ITS OWN SEPTIC TANK AND LEECH FIELD AS SHOWN

**UTILITY NOTES:**  
 ▲ ALL UTILITIES ARE TO EXTEND FROM PRIMARY UTILITIES. NO SEPARATE METERS ALLOWED.  
 ▲ IF THE ELECTRIC SERVICE IS TO SHARE A TRENCH WITH OTHER UTILITIES, A SEPARATION OF 12 INCHES IS REQUIRED BETWEEN ELECTRIC AND WATER LINES

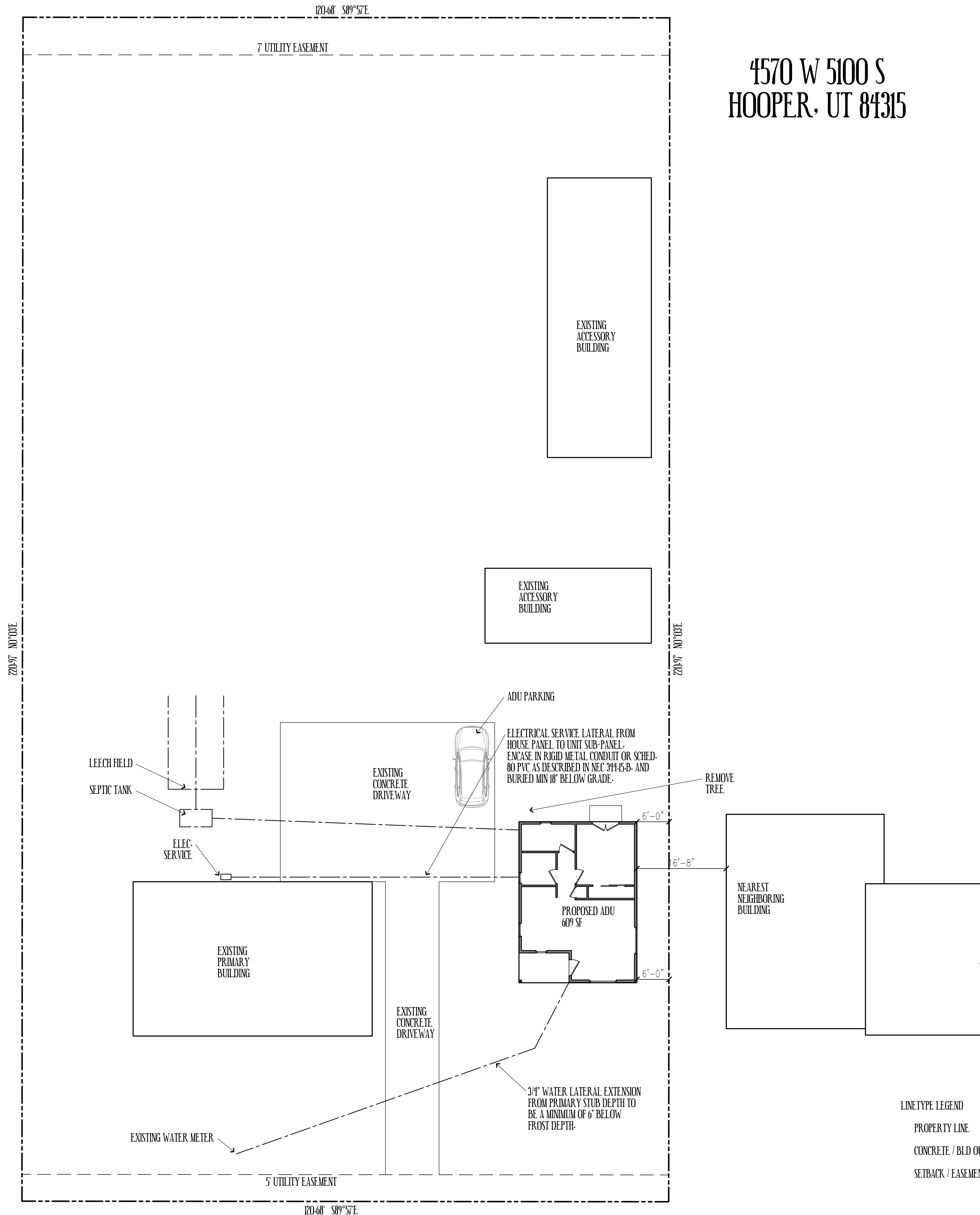
4570 W 5100 S  
 HOOPER, UT 84315



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 801 628 7819

*Gillis*  
*Adu*

SPECIFIED SCALES ARE ACCURATE. WHEN PRINTED ON ARCHITECTURAL D SIZE PAPER (36"x24")



**LINE TYPE LEGEND**  
 PROPERTY LINE: ———  
 CONCRETE / BLD OUTLINE: = = = =  
 SETBACK / EASEMENT: - - - -

**CONSTRUCTION NOTES:**  
 • NOTIFY BLUE STAKES AT (800) 662-4111 OR [HTTP://WWW.BLUESTAKES.ORG](http://www.bluestakes.org) BEFORE CONSTRUCTION BEGINS.



4570 W 5100 S  
 HOOPER, UT 84315

2024-06-12  
 revisions

title  
 ARCHITECTURAL  
 SITE PLAN  
 sheet

GO 2

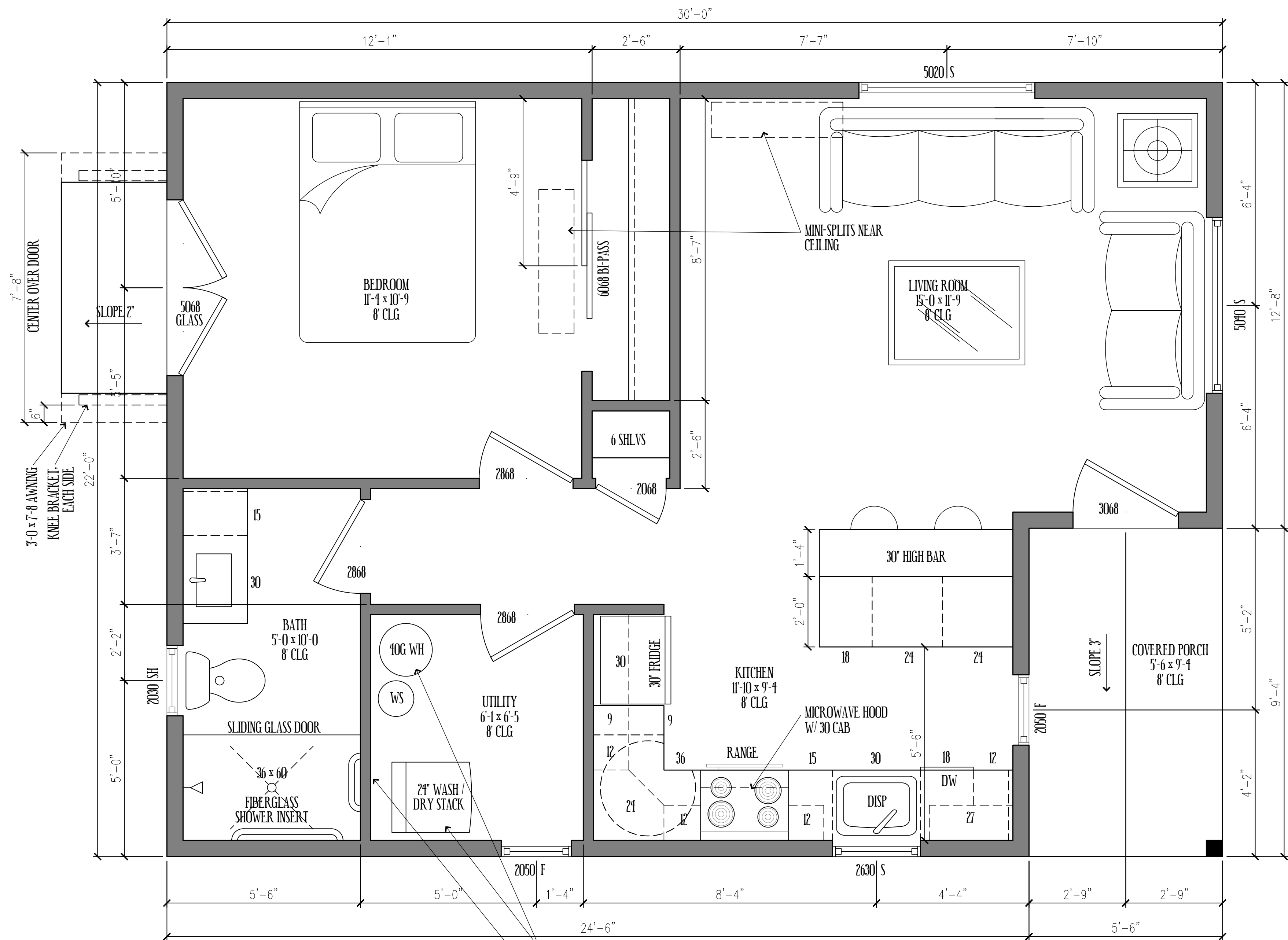


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801 628 7819

*Gillis*  
*adu*

SPECIFIED SCALES ARE ACCURATE. WHEN PRINTED ON ARCHITECTURAL D SIZE PAPER (36"x24")



INCLUDE FLOOR PAN WITH DRAIN FOR BOTH WASHER AND WATER HEATER  
PLACE LAUNDRY CONNECTIONS SUCH THAT MACHINES CAN BE STACKED OR UN-STACKED

**FIRE PROTECTION NOTES:**

- IF THE ADU CONTAINS STAIRS, ENCLOSED ACCESSIBLE SPACE UNDER STAIRS REQUIRE TYPE 'X' GYPSUM BOARD ON SUPPORTING WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS.
- FIRE BLOCKING AS REQUIRED BY IRC 302.4 FOR STUD WALLS, CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, BETWEEN STAIR STRINGERS, PENETRATIONS AT CEILING AND FLOOR LEVELS, AND CHIMNEYS. SEE CODE SECTION FOR DETAILS.
- IF THE ADU SHARES A WALL WITH THE PRIMARY STRUCTURE, A 1 HOUR FIRE-RESISTANCE WALL ASSEMBLY SHALL BE CONSTRUCTED WHERE THE ADU CONNECTS TO THE PRIMARY STRUCTURE. THE ASSEMBLY SHALL EXTEND UP TO THE UNDER SIDE OF THE ADU ROOF SHEATHING.

**PLUMBING NOTES:**

- FIBER REINFORCED GYPSUM PANELS REQUIRED IN TUB AND SHOWER WALLS (OR OTHER MATERIALS AS APPROVED BY CODE.) FINISH WITH TILE OR OTHER WATERPROOF COVERING.
- THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 F BY A WATER TEMPERATURE LIMITING DEVICE.
- INSTALL ALL PLUMBING EQUIPMENT PER MANUFACTURER REQUIREMENTS.
- USE PEX-A (APPROPRIATE TYPE AND RATING) FOR WATER LINES. WHERE WATER LINES OCCURE WITHIN THE SLAB, INSTALL WITH CONDUIT SLEEVE PER IPC C-109.

**MECHANICAL NOTES:**

- VENT BATHROOM EXHAUST & DRYER VENTS TO EXTERIOR PER CODE REQUIREMENTS. INCLUDE LOUVRED DAMPERS AT EXTERIOR CONNECTIONS.

**DOOR SCHEDULE**

SYMB/ SIZE	SWING	QTY		NOTES
		INT	EXT	
2068	RH	1		
2668	RH	1		
2868	LH	1		
2868	RH	2		
3068	RH		1	
5068	DBL	1		TEMPERED GLS.

ALL EXTERIOR TYPE DOORS TO HAVE FULL LOCK SETS. ALL BEDROOM, BATHROOM AND WATER CLOSET DOORS TO HAVE PRIVACY LOCKS. ALL PASS-THRU DOUBLE DOORS TO HAVE FLOOR AND HEAD LATCHES AND BE CAPABLE OF INDEPENDENT OPERATION. ALL NON-PASS-THRU CLOSET DOORS TO HAVE PULL KNOBS WITH BALL CATCH.

**WINDOW SCHEDULE**

SYMB/ SIZE	TYPE	QTY	NOTES
2030	SINGLE HUNG	1	
2050	FIXED	2	
2630	HOR SLDR	1	
5020	HOR SLDR	1	
5040	HOR SLDR	1	

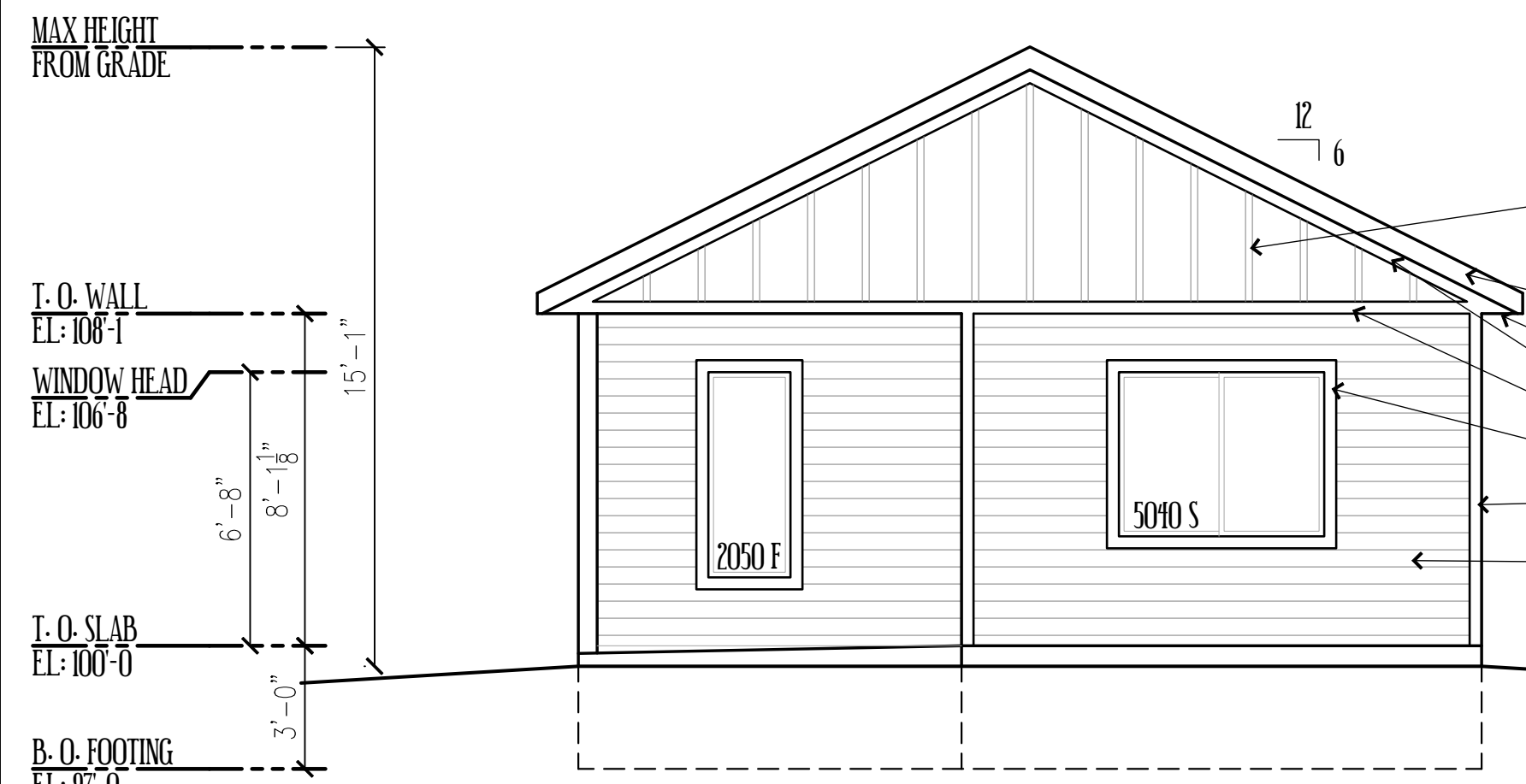
**GENERAL WINDOW NOTES:**

TEMPER WINDOW LOCATIONS AS REQUIRED BY CODE.

**MINIMUM INSULATION VALUES**

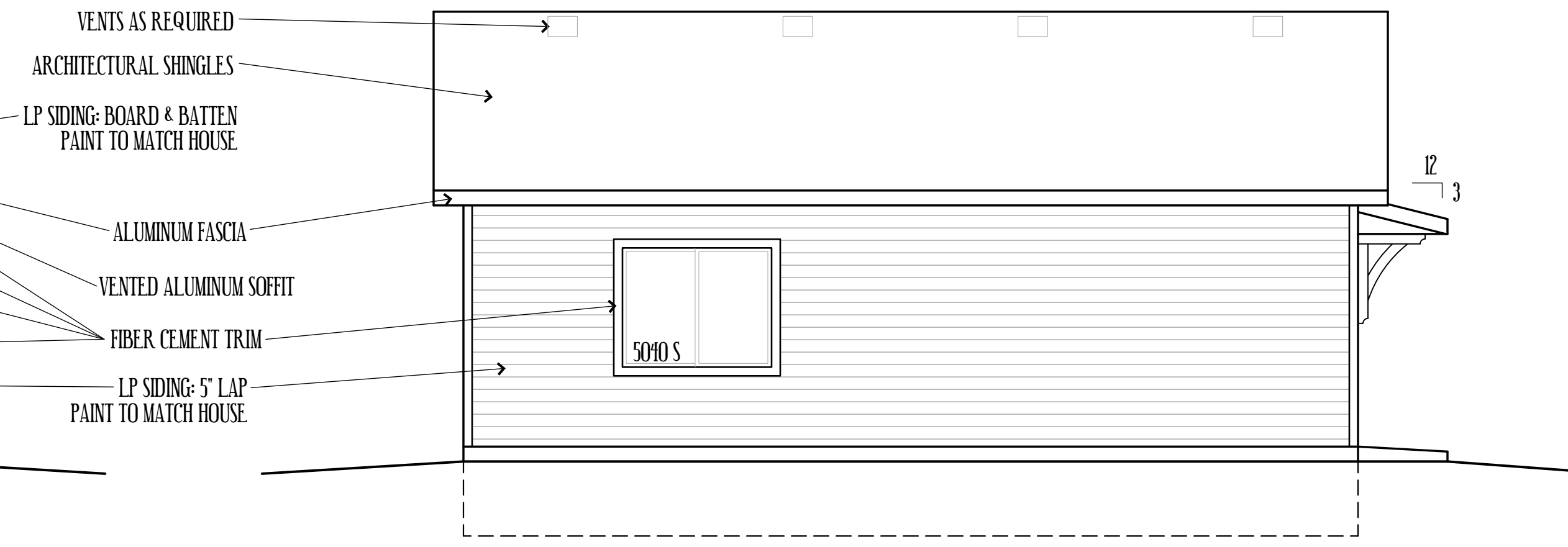
CEILING:	R-19
WALL:	R-20
WINDOWS:	U - 0.32
SLAB PERIMETER:	R-10

SPECIFIED SCALES ARE ACCURATE WHEN PRINTED ON ARCHITECTURAL D SIZE PAPER (36"x24")



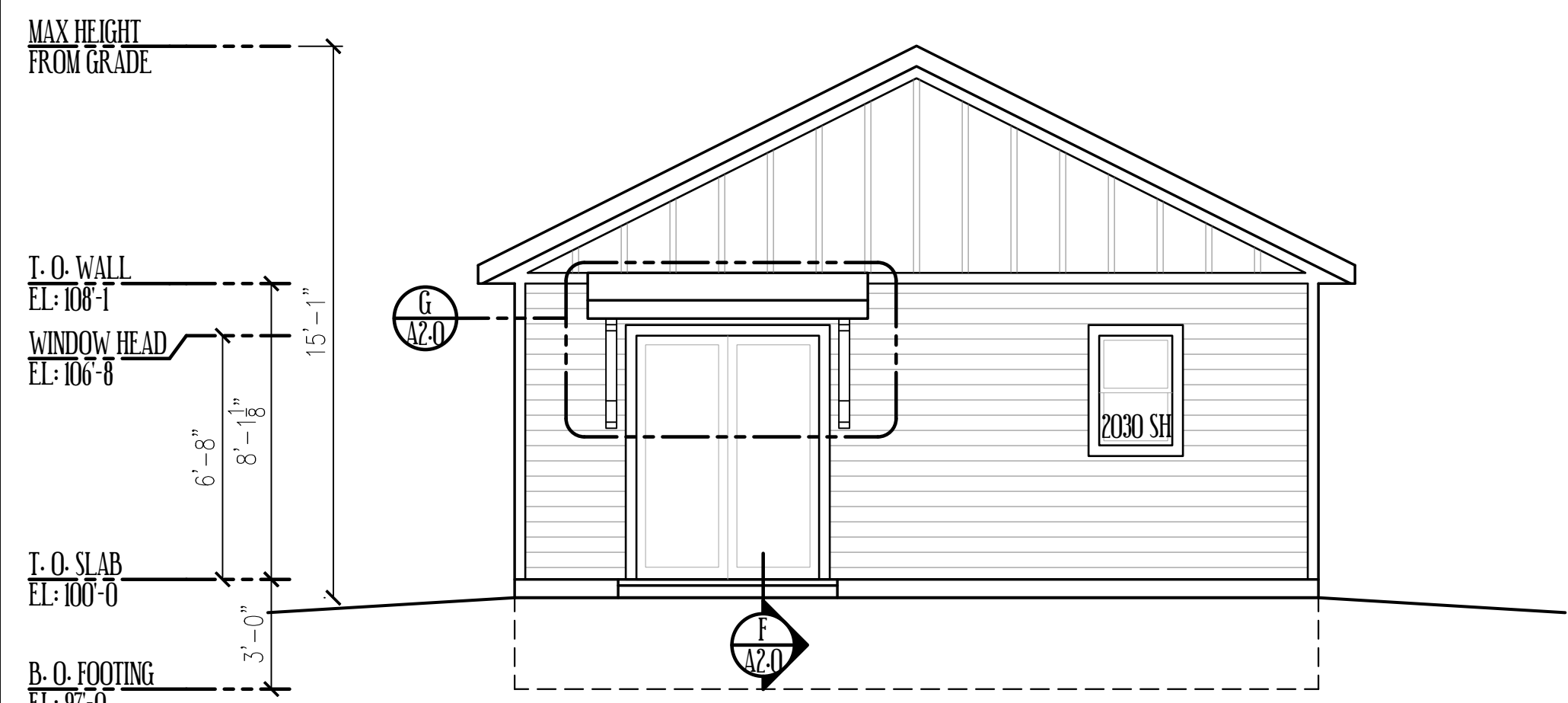
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



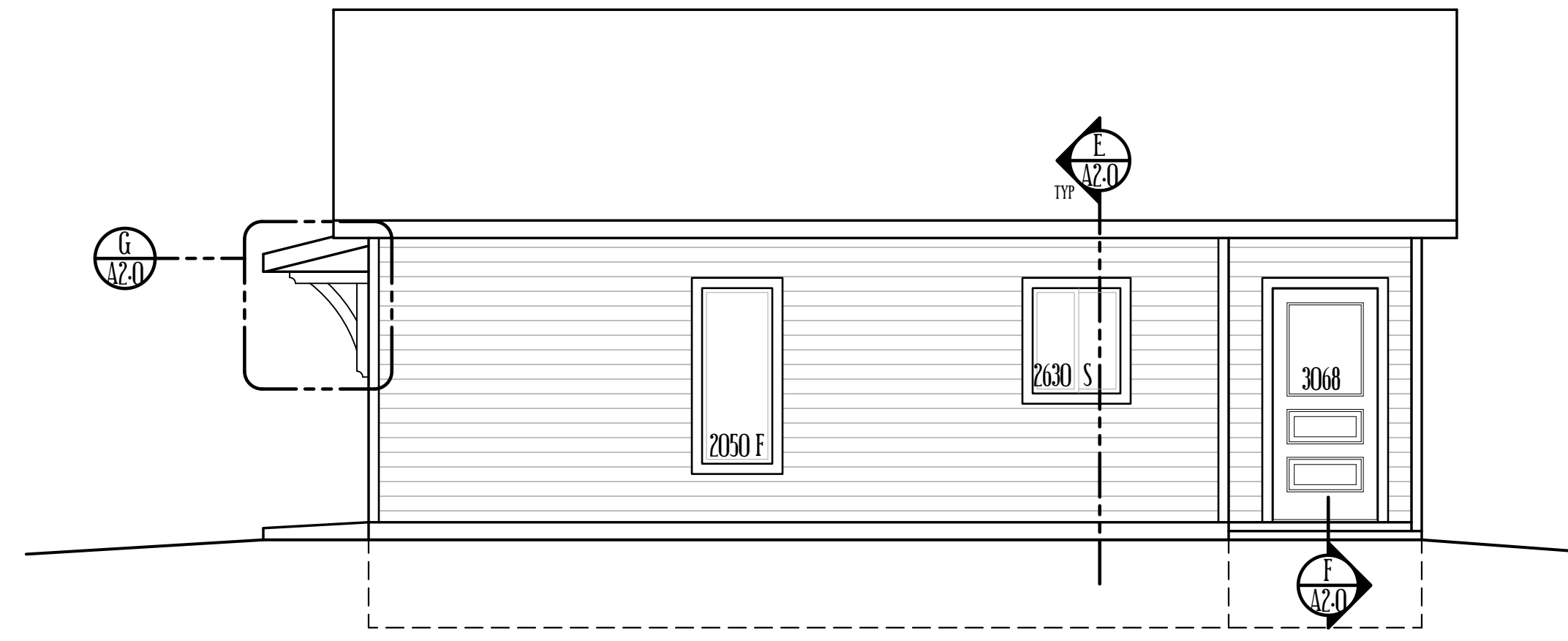
**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



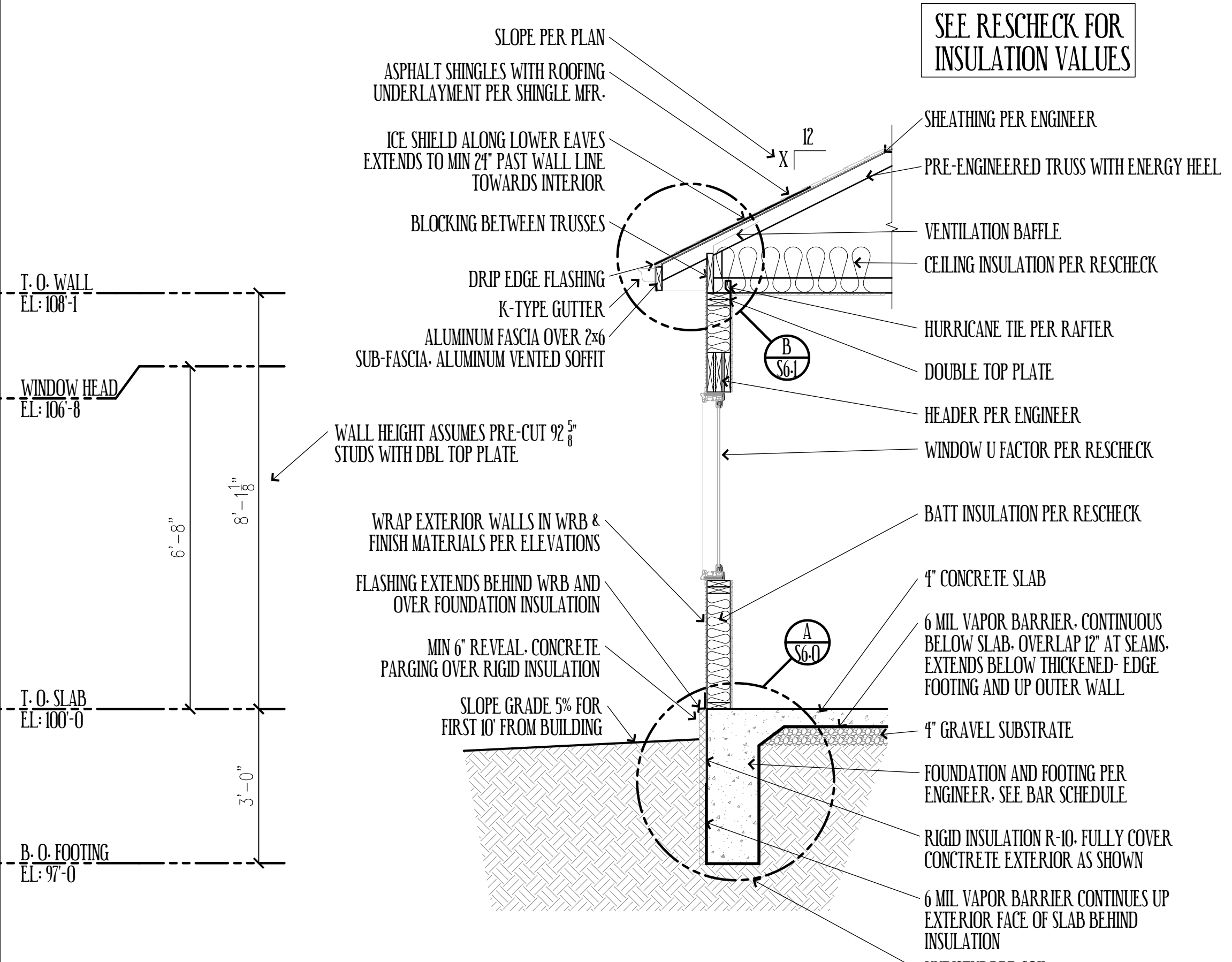
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

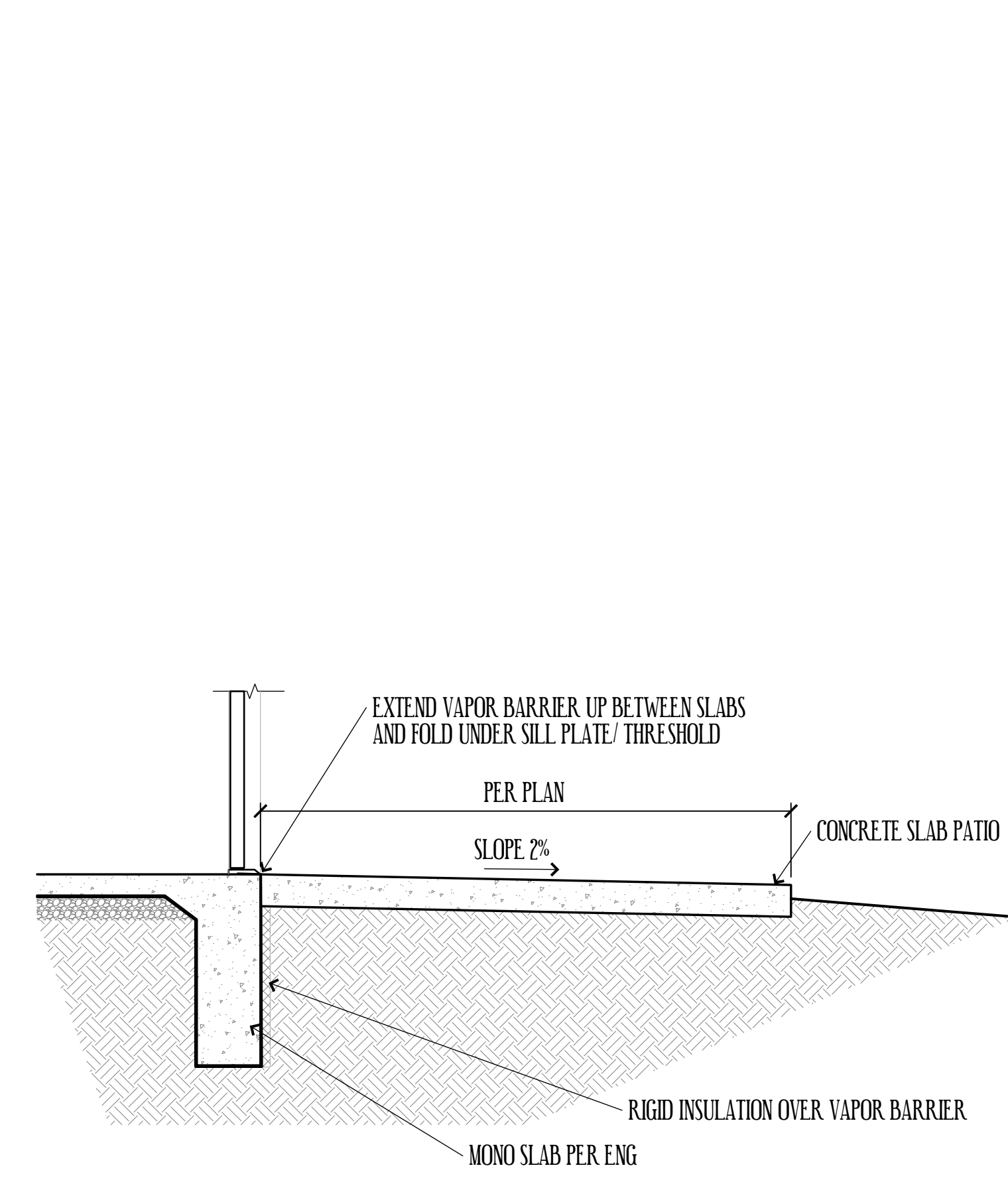
SCALE: 1/4" = 1'-0"



**E - TYPICAL WALL SECTION**

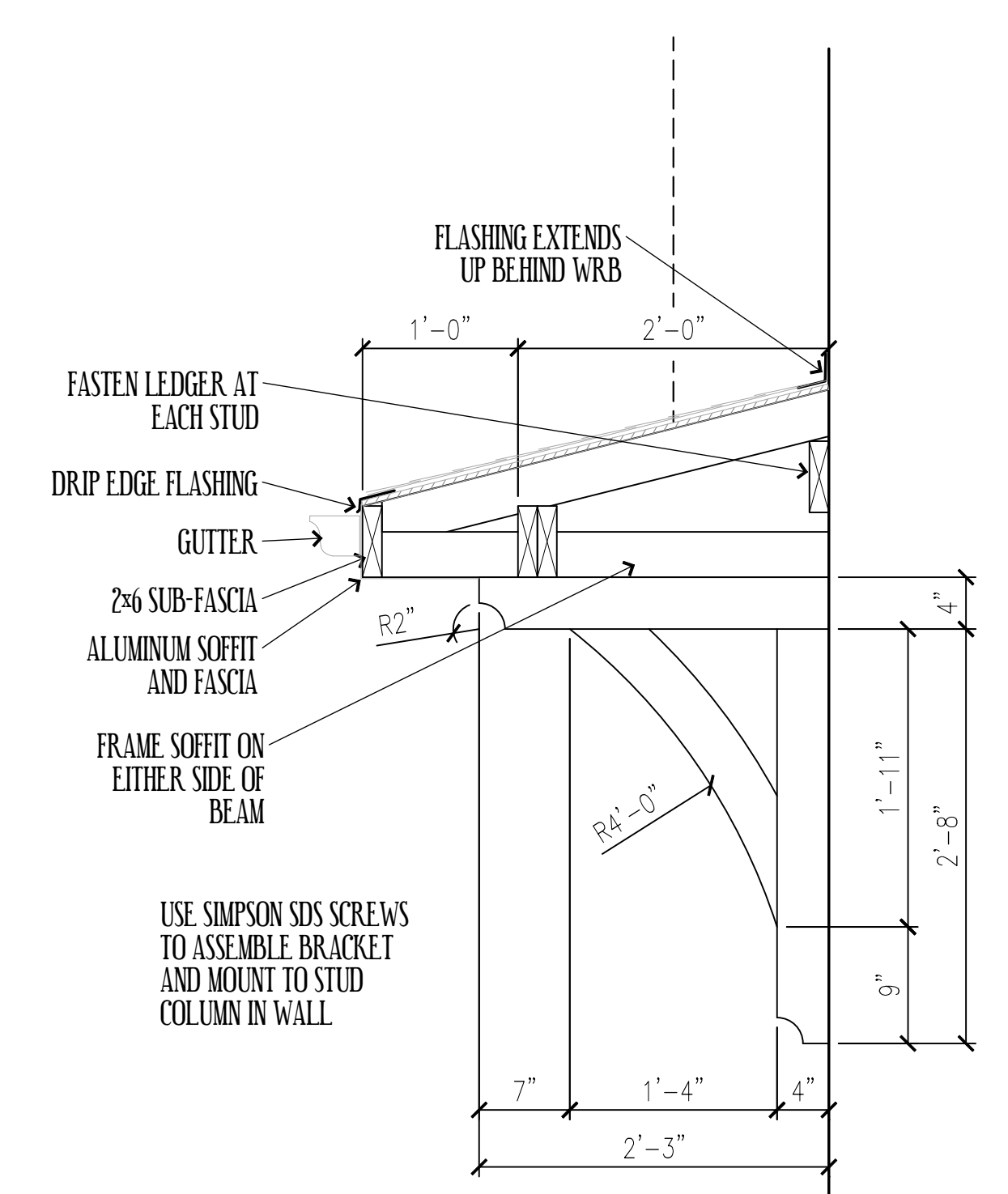
SCALE: 1/2" = 1'-0"

**SEE RESCHECK FOR INSULATION VALUES**



**F - ENTRY SECTION**

SCALE: 1/2" = 1'-0"



**G - AWNING & BRACKET DETAIL**

SCALE: 1" = 1'-0"

4570 W 5100 S  
HOOPER, UT 84315

2024-06-12  
revisions

title

ELEVATIONS  
& SECTIONS

sheet

A20

Hooper City  
5580 W. 4600 S.  
Hooper, UT 84315  
Office 801-732-1064

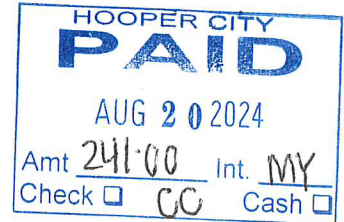
Fee: \$200.00  
Date Submitted 8/20/24  
mailings \$41.00

### Conditional Use Permit: Oversized Structure

Print Applicant Name: Robert Edwards  
Address: 4372 30 5400W  
Phone #: [REDACTED]  
Day Time Phone #: Same Email: [REDACTED]

- Provide site plan drawings including all of the following: (Site plan must be to scale).
  - Map of property showing adjacent streets
  - Building dimensions and distance from other structure
  - Distance from property lines. (The drip edge must be at least 5 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 5 feet.)
  - List any easements on property
  - Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
  - Concept drawing of what structure will look like
  - Building materials
  - Driveway materials
  - Landscaping design

Total Sq. footage of Structure: 1826  
Height of Structure: 23.5'



- What will the structure be used for? home shop
  - Will any plumbing be installed in the structure? Yes  No
  - Will any electricity be installed in the structure? Yes  No
  - Will structure be used for a business? Yes  No
- If yes, have you applied for a business license with Hooper City? Yes  No

Explain:  
\* The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.00 for every notice that is sent out.

**Please address these issues on the back of this application.**

- |                    |                  |           |         |
|--------------------|------------------|-----------|---------|
| Traffic problems   | Safety issues    | Noise     | Parking |
| Fencing            | Pollution        | Odors     | Design  |
| Business operation | Use of structure | Easements |         |

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: [Signature] Date: 21 Aug 24

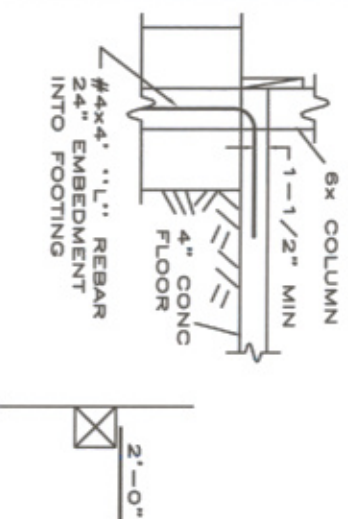
\*\*\*\*\*  
Approval Date: \_\_\_\_\_ Disapproval Date: \_\_\_\_\_  
Planning Commission Chairman

Comments/Conditions: \_\_\_\_\_

**Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.**



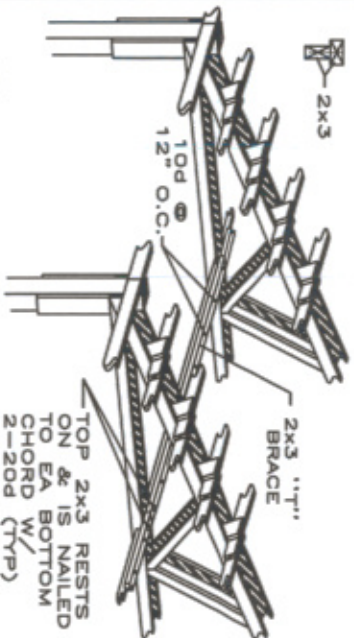
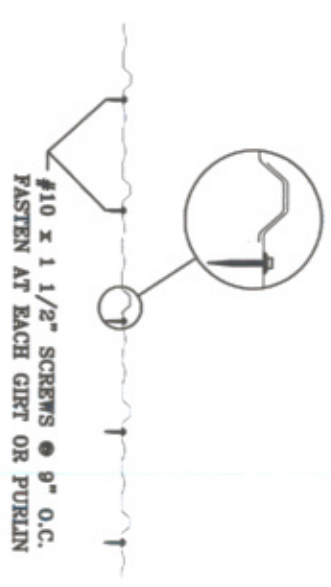
1. BUILDING PAD SHALL BE CONSTRUCTED ON LEVEL SOIL.
2. COULING FOOTING CONCRETE BLOCKS SHALL BE CAST AGAINST EXISTING UNDISTURBED SOIL. THE SIZE AND SHAPE SHOWN ON DRAWINGS (U.O.N.) AND THE LAYERS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
3. FOUNDATION SHALL BE 12" MIN. THICK AND 12" MIN. WIDE.
4. BOLT HEADS & NUTS BEARING ON WOOD SHALL HAVE STD. PLATE LAGERS. BOLT HEADS SHALL BE ASTM A307. BOLT HEAD DIA. SHALL BE 1/16" LARGER THAN BOLT DIA.
5. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE ASTM A99 UNLESS OTHERWISE NOTED.
6. REBAR SHALL BE GRADE 40 UNLESS OTHERWISE NOTED. (U.O.N.)
7. CONCRETE FOR FOOTINGS & SLABS  $f'_{c} = 2500$  PSI
8. SPACING FOR FOOTINGS & SLABS  $f'_{s} = 2500$  PSI
9. ROD NAILS SHALL BE GALV. BOX TYPE
10. BOLT HOLES SHALL BE DRILLED STRAIGHT AND PERPENDICULAR TO THE COLUMN FACE TO ASSURE FULL BOLT BEARING
11. SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS
12. ALL 6x TIMBERS SHALL BE ROUGH SAW AND TREATED TO 0.60 RET W/CCA TYPE C.
13. NO OTHER MATERIALS SHALL BE USED W/O MAN' BUILDING APPROVAL.



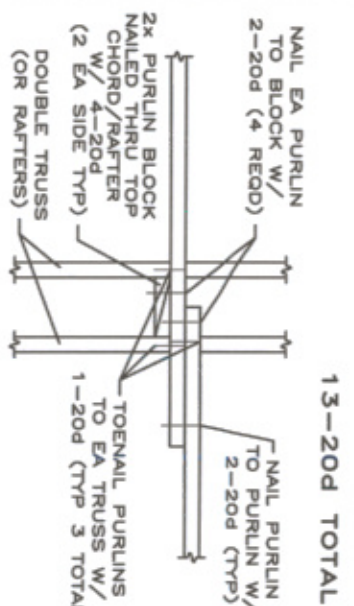
1 NOTES

2 ALL EXCEPT CORNER COLUMNS  
HAIR PIN (TYP)

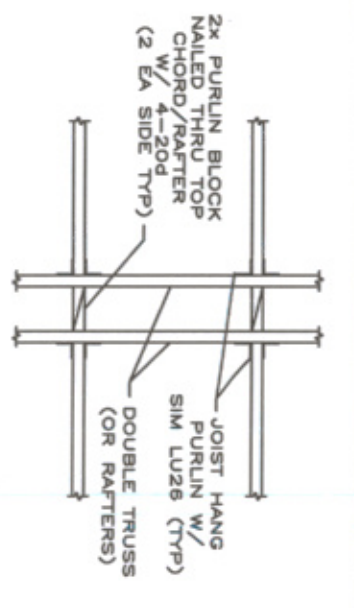
3 TYP. PANEL  
W/O EXTENDED LEG N.T.S.



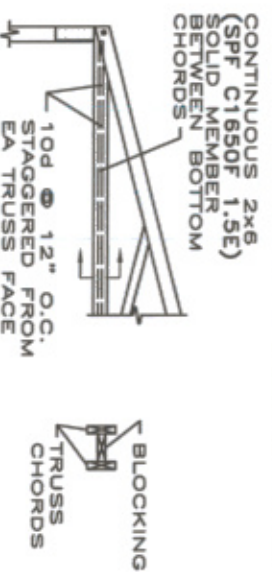
4 "T" BRACING DETAIL



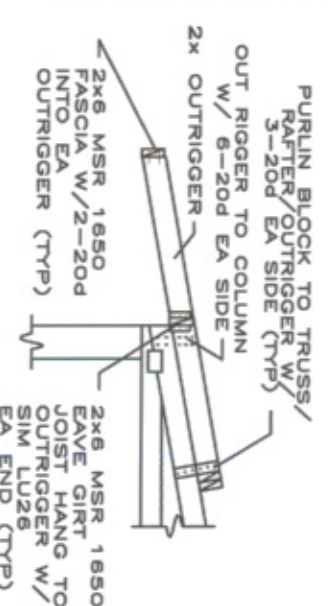
5 PURLIN BLOCK NAILING



6 PURLIN BLOCK NAILING

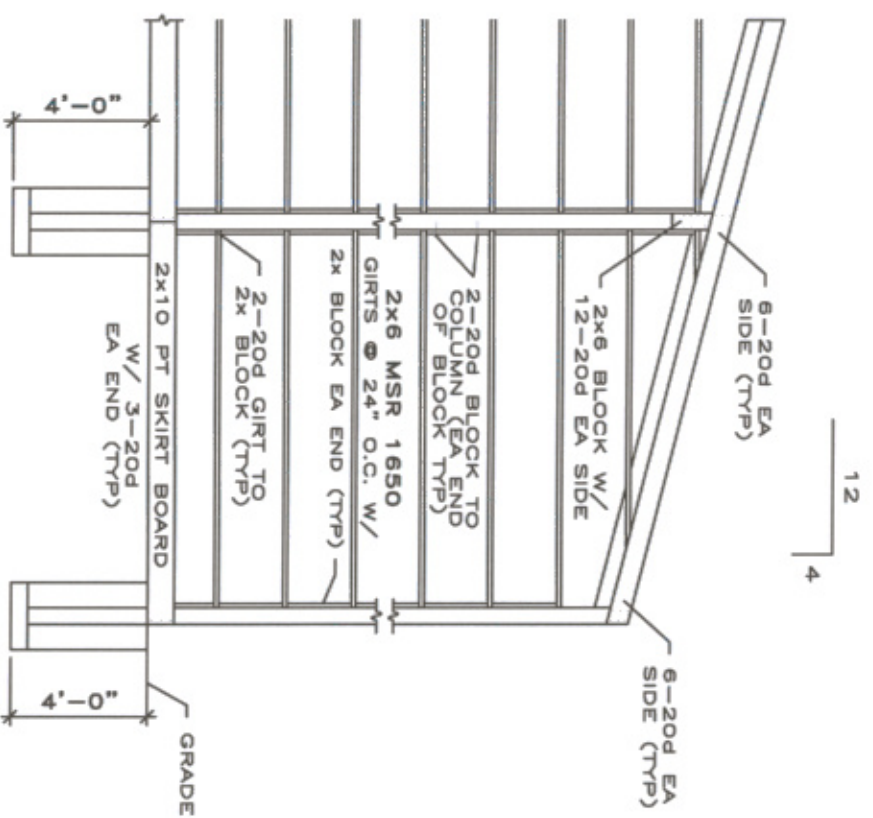


7 BOTTOM CHORD  
SOLID BLOCKING



8 OVERHANG DETAIL

1	1/4"	MIN EDGE DISTANCE
2	1/2"	MIN O.C.
2	1/2"	MIN O.C.
2	1/2"	MIN O.C.



SHT 2 of 3

**POST & FRAME STRUCTURE**  
30' WIDE x 40' LONG x 12' EAVE

ROOF LOAD: LIVE 30 PSF  
DEAD LOAD: 3 PSF  
WIND LOAD: 105MPH EXP. C  
SEISMIC ZONE: D  
FOUNDATION PRESSURE: 1500 PSF  
LAT. SOIL BEARING: 150 PSF  
BUILDING DESIGN: 2021 IBC  
CLOSED BUILDING

**BOB EDWARDS**  
4373 SOUTH 5400 WEST  
HOOPER, UTAH  
WEBER COUNTY

ENGINEERS DESIGN RESPONSIBILITIES ARE LIMITED EXCLUSIVELY TO THOSE DOCUMENTS BEARING HIS SEAL AND SIGNATURE. ANY ALTERATIONS TO THESE DOCUMENTS OR THE PHYSICAL STRUCTURE BY ANY PERSONS OR AGENCY SHALL VOID SAID DOCUMENTS AND RELIEVE ENGR OF DESIGN RESPONSIBILITY, AND MAY CREATE LIABILITY ISSUE FOR THEMSELVES. DRAWINGS ARE FOR STRUCTURAL COMPLIANCE ONLY. THEY ARE NOT TO BE CONSTRUED AS FOR HAVING BEEN PREPARED FOR BUILDING USE. OCCUPANCY AND/OR FIRE & LIFE-SAFETY REQUIREMENTS OF LOCAL CODES OR AGENCIES, SLAB & HAIRPINS SHOWN FOR CONFORMANCE ONLY. DESIGN MIX-THICKNESS, C.V.'S, REINFORCEMENT BY OTHERS, THIS STRUCTURE HAS NOT BEEN DESIGNED FOR USE WITH INTERIOR FINISH MATERIALS SUBJECT TO DAMAGE OR FAILURE DUE TO LATERAL MOVEMENT

**BSB ENGINEERING**

3532 SOUTH 9500 WEST  
WEST HAVEN, UT 84401  
(801) 731-4597  
(801) 731-2576 (FAX)

SCALE NONE  
BSB 7/02/24  
KIT Z24372



9/19/24

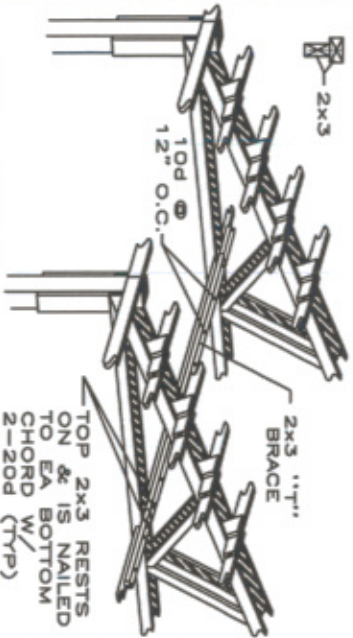
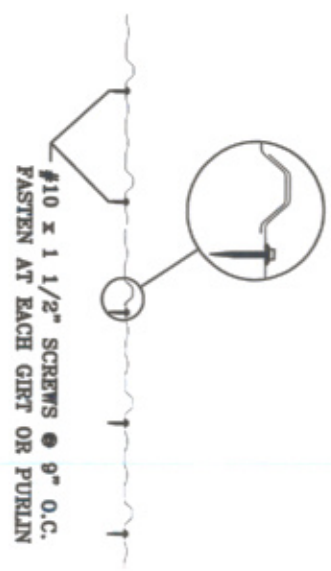
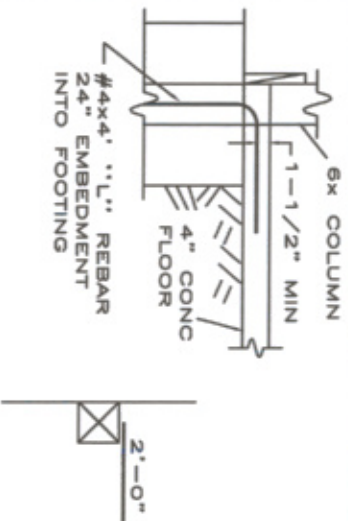
1. BUILDING PAD SHALL BE CONSTRUCTED ON 18" MIN. SOIL. GROUND EXPOSURE
2. COLUMN FOOTING CONCRETE BLOCKS SHALL BE CLASSIFIED PER U.O.M. & UNDESIGNED SOIL. THE SIZE AND SHAPE SHOWN ON DRAWINGS (U.O.M.)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AND THE LATEST EDITION OF THE I.B.C.
4. BOLT HEADS & NUTS BEARING ON WOOD SHALL HAVE STYL. PLATE WASHERS. BOLTS SHALL BE ASTM A307. BOLT HOLD DIA. SHALL BE 1/16" LARGER THAN BOLT DIA.
5. STRUCTURAL STEEL, SHAYS AND PLATES SHALL BE ASTM A99 UNLESS OTHERWISE NOTED.
6. REBAR SHALL BE GRADE 40 UNLESS OTHERWISE NOTED. (U.O.M.)
7. CONCRETE FOR FOOTINGS & SLABS  $f'_{c}=2800$  PSI
8. BEARING BLOCKS SHALL BE PRE-DRILLED PRIOR TO SETTING ROD NAILS
9. ROD NAILS SHALL BE GALV. BOX TYPE
10. BOLT HEADS SHALL BE DRILLED STRAIGHT AND PERPENDICULAR TO THE COLUMN FACE TO ASSURE FULL BOLT BEARING
11. SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS
12. ALL EX. TIMBERS SHALL BE ROUGH SAWS AND TREATED TO 0.00 SET W/CCA TYPE C.
13. NO OTHER MATERIALS SHALL BE USED W/O MAJ. BUILDING APPROVAL.

1 NOTES

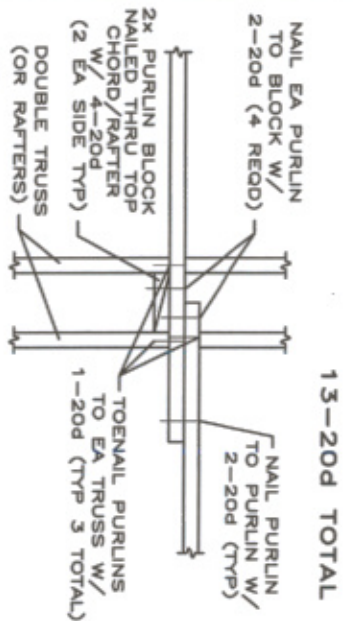
2 HAIR PIN (TYP) ALL EXCEPT CORNER COLUMNS

3 TYP. PANEL W/O EXTENDED LEG

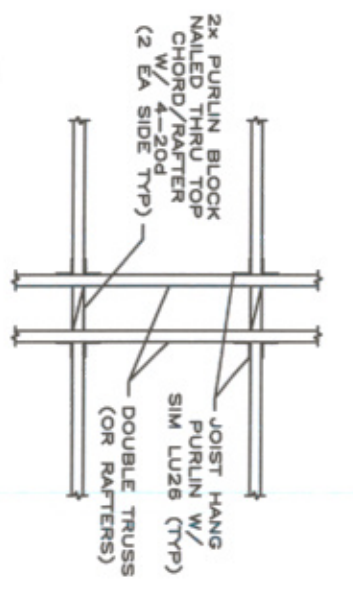
N.T.S.



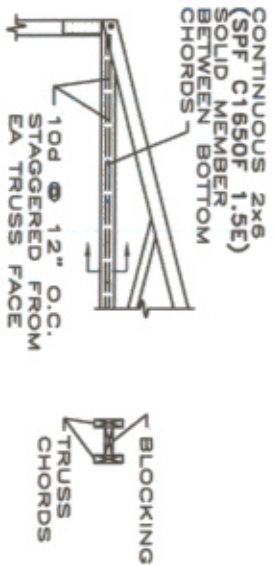
4 "1" BRACING DETAIL



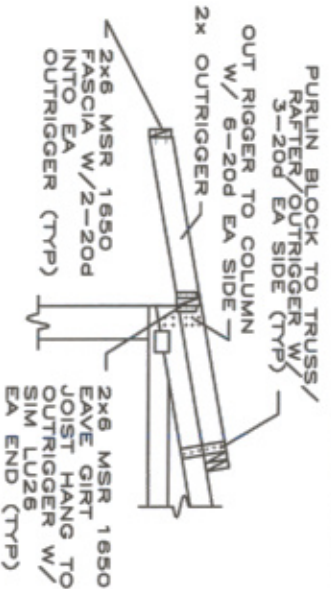
5 PURLIN BLOCK NAILING



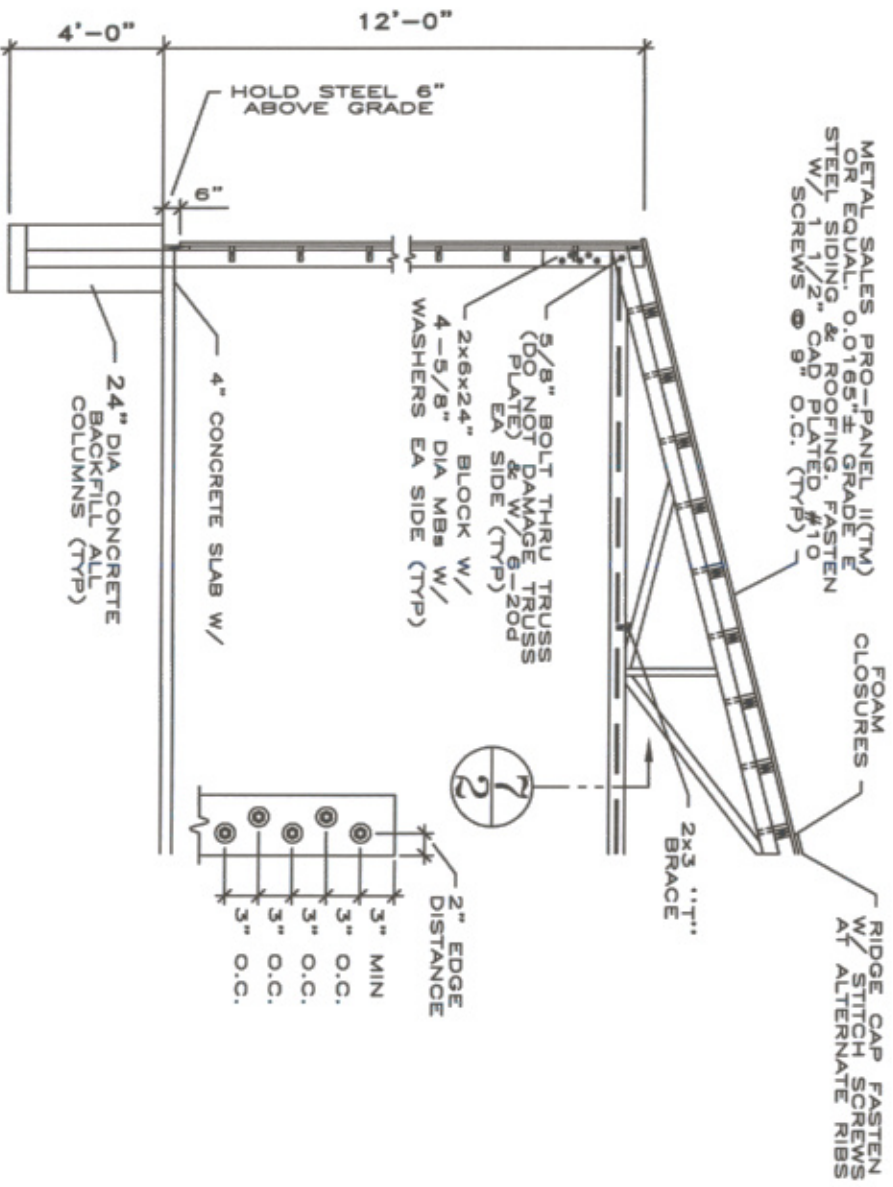
6 PURLIN BLOCK NAILING



7 BOTTOM CHORD SOLID BLOCKING



8 OVERHANG DETAIL



SHT 2 of 3

**POST & FRAME STRUCTURE**  
 30' WIDE x 40' LONG x 12' EAVE  
 ROOF LOAD: LIVE 30 PSF  
 DEAD LOAD: 3 PSF  
 WIND LOAD: 105MPH EXP. C  
 SEISMIC ZONE: D  
 FOUNDATION PRESSURE: 1500 PSF  
 LAT. SOIL BEARING: 150 PSF  
 BUILDING DESIGN: 2021 IBC  
 CLOSED BUILDING

**BOB EDWARDS**  
 4373 SOUTH 5400 WEST  
 HOOPER, UTAH  
 COUNTY: WEBER

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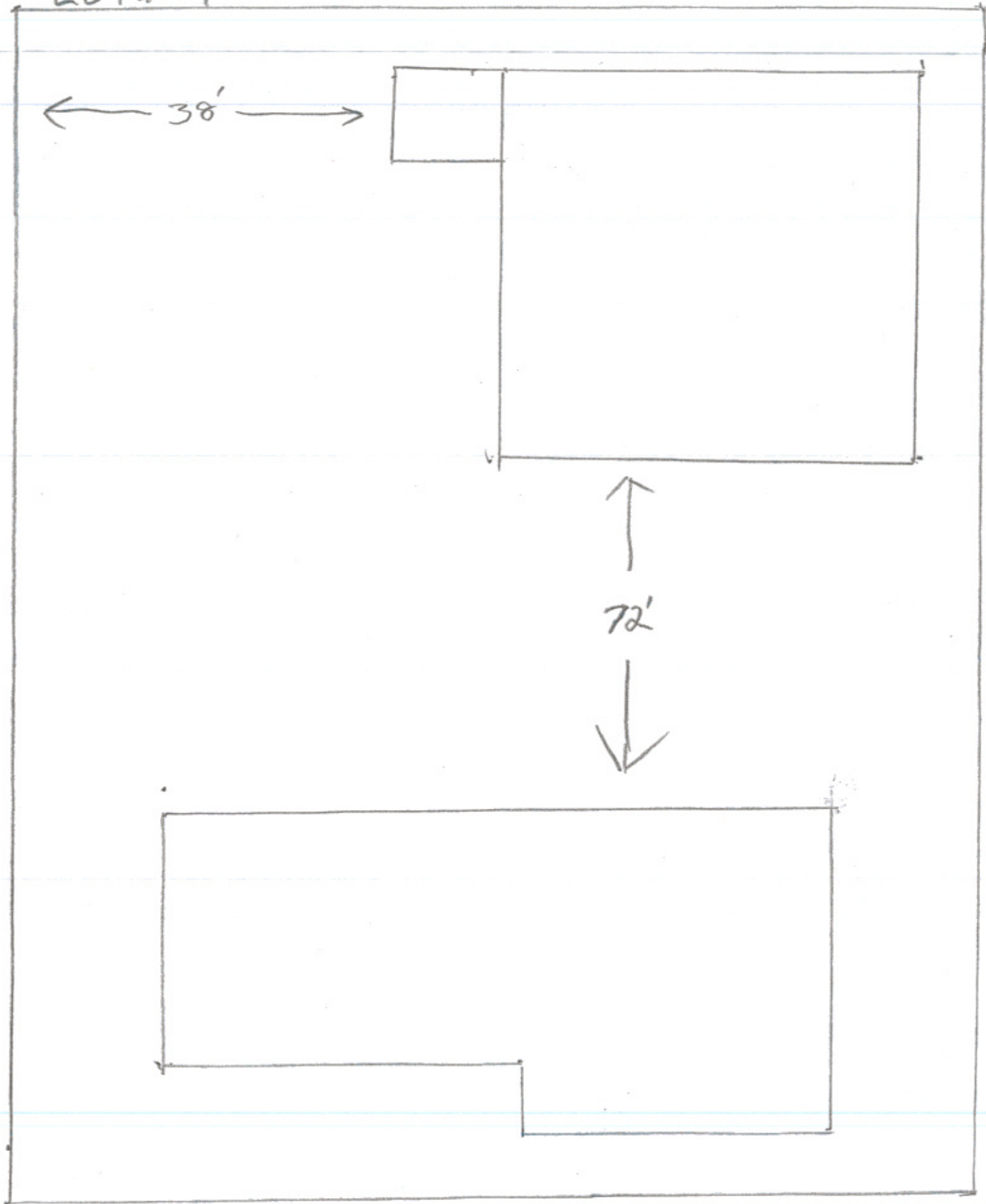
**BSB ENGINEERING**  
 3532 SOUTH 3500 WEST  
 WEST HAVEN, UT 84401  
 (801) 731-4597  
 (801) 731-2576 (FAX)  
 SCALE: NONE  
 BSB: 7/02/24  
 KIT: Z24372

**REGISTERED PROFESSIONAL ENGINEER**  
 #171524  
**B. SCOTT BERRY**  
 STATE OF UTAH  
 4/3/24

43 73 50 5400W

Hadley Landings

LOT # 9



Hooper City  
5580 W. 4600 S.  
Hooper, UT 84315  
Office 801-732-1064

### Conditional Use Permit: Property

HOOPER CITY	
<b>PAID</b>	
Date Submitted <u>MAR 27 2024</u>	
Amt <u>200<sup>00</sup></u>	Int. <u>B4J</u>
Check <input checked="" type="checkbox"/> <u>1064</u>	Cash <input type="checkbox"/>

Fee: \$200.00  
Date Submitted

Print Applicant Name: Torghelle Hooper LLC, Representative: New Beginnings Drug and Alcohol Treatment Center LLC  
Address: See Parcel: 08-712-0003 Lot 3  
Phone #: [REDACTED]  
Day Time Phone #: \_\_\_\_\_  
Sq feet/ Acreage of property: 60.215 Acre  
Reason for conditional use: We will be building a Group Youth Home Drug and Alcohol Treatment Center

Describe use of property: We will be providing a home for youth that are needing assistance in their process to sobriety

If building on property provide site plan drawings including:

- Map of property showing adjacent streets **Included in the attached documents**
- Building/structure dimensions and distance from other structures **Included in the attached documents**
- Distance from property lines. **Included in the attached documents**
- List any easements on property **Included in the attached documents**
- Roof pitch, roofing material, Building materials, driveway materials **Included in the attached documents**
- Concept drawing of what structure will look like **Included in the attached documents**
- Building materials **Included in the attached documents**
- Driveway materials **Included in the attached documents**
- Landscaping design **Included in the attached documents**

❖ The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.00 for every notice that is sent out.

This application will be evaluated by, but not limited to, the following items. You may want to address these issues on the back of this application. **Below items are addressed in attached document**

- |                      |                    |             |           |
|----------------------|--------------------|-------------|-----------|
| ✓ Traffic problems   | ✓ Safety issues    | ✓ Noise     | ✓ Parking |
| ✓ Fencing            | ✓ Pollution        | ✓ Odors     | ✓ Design  |
| ✓ Business operation | ✓ Use of structure | ✓ Easements |           |

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Owner  
Signature: Robert Torghelle dotloop verified  
03/27/24 11:20 AM MDT  
MXVT-FAQT-VPRK-GWNQ

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

\*\*\*\*\*

Approval Date: \_\_\_\_\_ Disapproval Date: \_\_\_\_\_  
Planning Commission Chairman

Comments/Conditions: \_\_\_\_\_

**Completed applications must be submitted three (3) weeks prior to a Planning Commission Meeting which is the 2<sup>nd</sup> Thursday of the month unless otherwise specified.**

Applicant/Representative: Matthew Lowe dotloop verified  
03/27/24 10:36 AM MDT  
ZCXQ-GG9P-Q1MD-LHSH



**HUNT & DAY**  
 3400 W. 10000 S. #100  
 SALT LAKE CITY, UT 84119  
 801.488.8888  
 www.huntandday.com

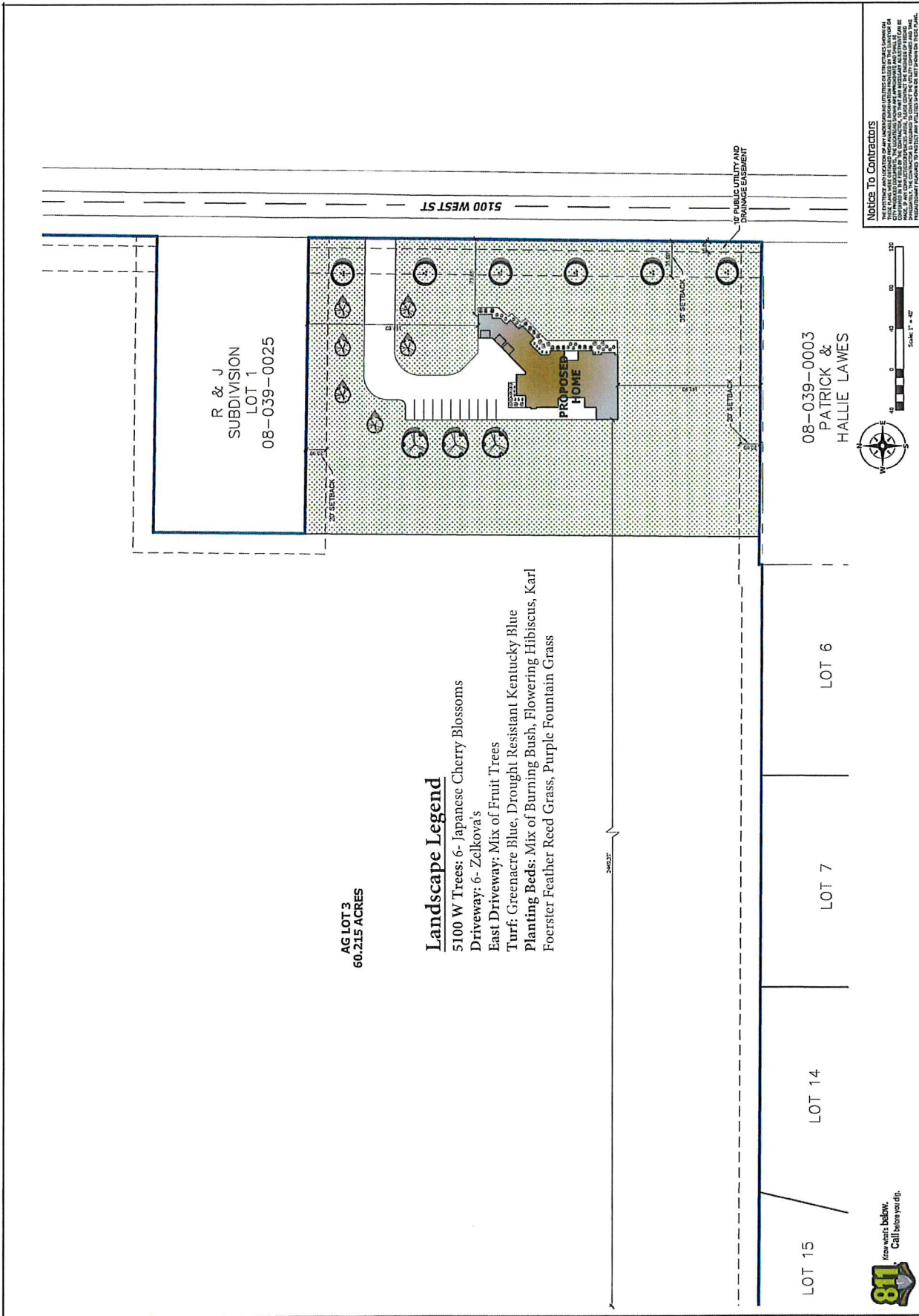
**NEW BEGINNINGS**  
 HOOPER CITY, WEBER COUNTY, UTAH  
 LOCATED IN THE HOOPER CITY QUARTER OF SECTION 4,  
 TOWNSHIP 3 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MOUNTAIN  
 PROJECT TITLE

REV.	DATE	DESCRIPTION
1	03-13-23	INITIAL SUBMITTAL TO CITY

VERIFY SCALES  
 DATE: 11/7/2023  
 DRAWN BY: T. PETERSON  
 CHECKED BY: T. PETERSON  
 PROJECT NO.: 08-039-0003  
 SHEET TITLE: CONCEPT PLAN

**Concept Plan**

SHEET NO. **C102**



**Notice To Contractors**  
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE CITY OF HOOPER AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE CITY OF HOOPER AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE CITY OF HOOPER AND THE STATE OF UTAH.

**Landscape Legend**  
 5100 W Trees: 6- Japanese Cherry Blossoms  
 Driveway: 6- Zelkova's  
 East Driveway: Mix of Fruit Trees  
 Turf: Greenacre Blue, Drought Resistant Kentucky Blue  
 Planting Beds: Mix of Burning Bush, Flowering Hibiscus, Karl  
 Fourstar Feather Reed Grass, Purple Fountain Grass

AG LOT 3  
 60.215 ACRES





# NEW BEGINNINGS

HOOPER CITY, WEBER COUNTY, UTAH

PROJECT TITLE

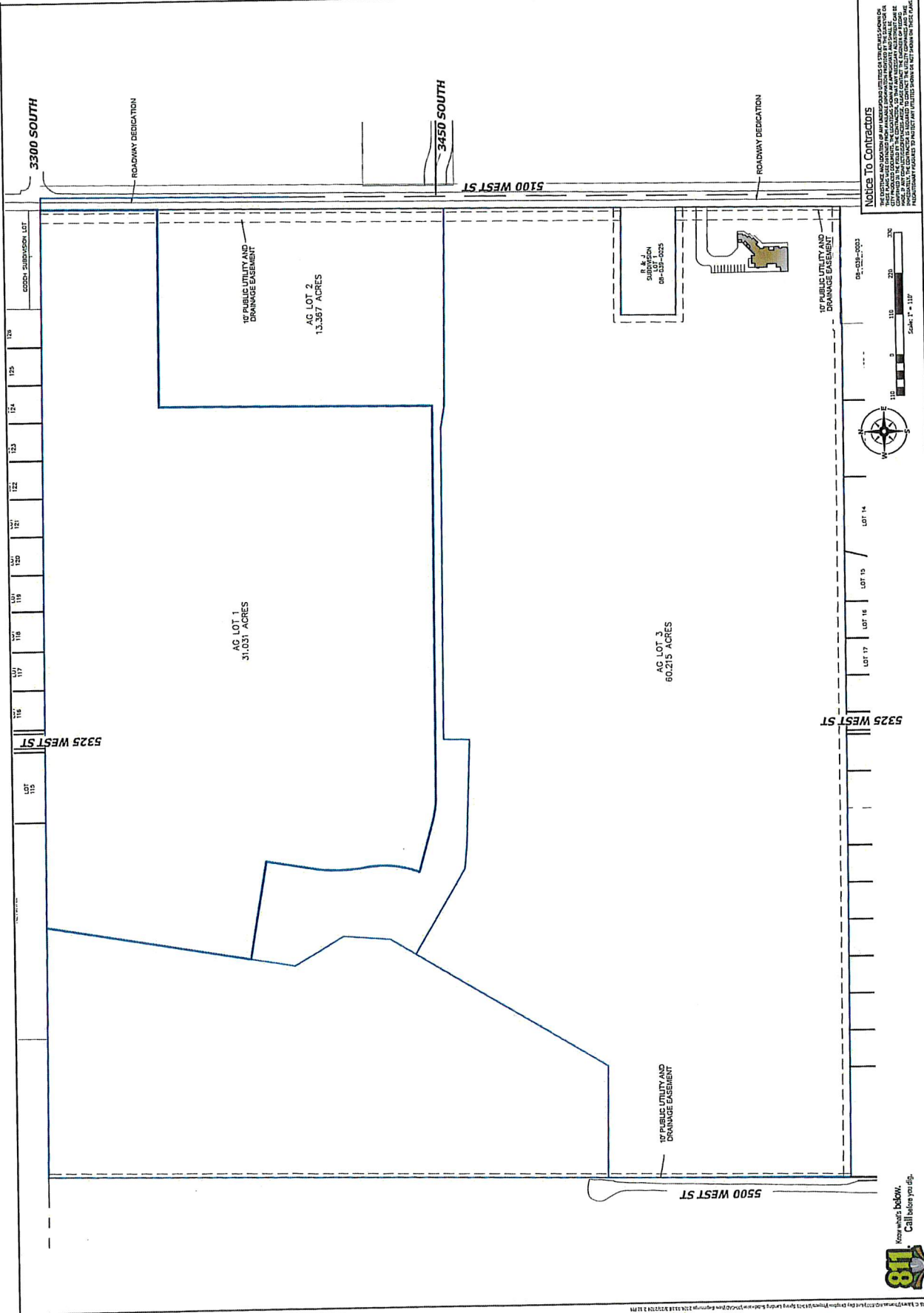
REV.	DATE	DESCRIPTION
0	03-13-23	INITIAL SUBMITTAL TO CITY
1		
2		
3		
4		

VERIFY SCALES  
 ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE RECORDS AND THE RECORD PLANS FOR THE PROJECT.

PROJECT INFO:  
 Project: T. Williams  
 Drawn: T. Williams  
 Date: 11/7/2023  
 File No.: 24-001  
 SHEET TITLE

## Overall Layout

SHEET NO. C100



**Notice To Contractors**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER SERVICES ARE NOT SHOWN ON THIS PLAN. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND SERVICES PRIOR TO ANY CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER'S OFFICE PRIOR TO ANY CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SERVICES WHICH ARE NOT SHOWN ON THIS PLAN.

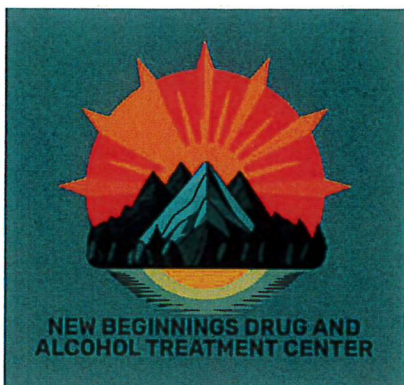




Bedrooms: 8	Total Sq. Ft.: 11715	Width: 133' 6"
Full Baths: 8	Main floor: 4927	Depth: 100' 0"
Half Baths: 3	Upper floor: 2594	Height: 30'
Levels/Stories: 2	Lower Floor: 4194	Roof Pitch (primary):
Garage Stalls: 3	Bonus Room: 366	16:12
	Garage: 1583	Walls: 2"x4"
	Porches: 2648	Ceiling Height
		(Main): 10'

#### Building Materials

Structure: Wood Framing  
Roofing: (GAF) 40-year Architectural Shingles  
Windows: (Amsco) Low E  
Exterior: Stone or Brick and Wood or Fiber Cement Siding around entire structure  
Soffit and Fascia: Aluminum  
Rain Gutters: Seamless Aluminum  
Driveway Materials: Engineered Concrete









Main Floor



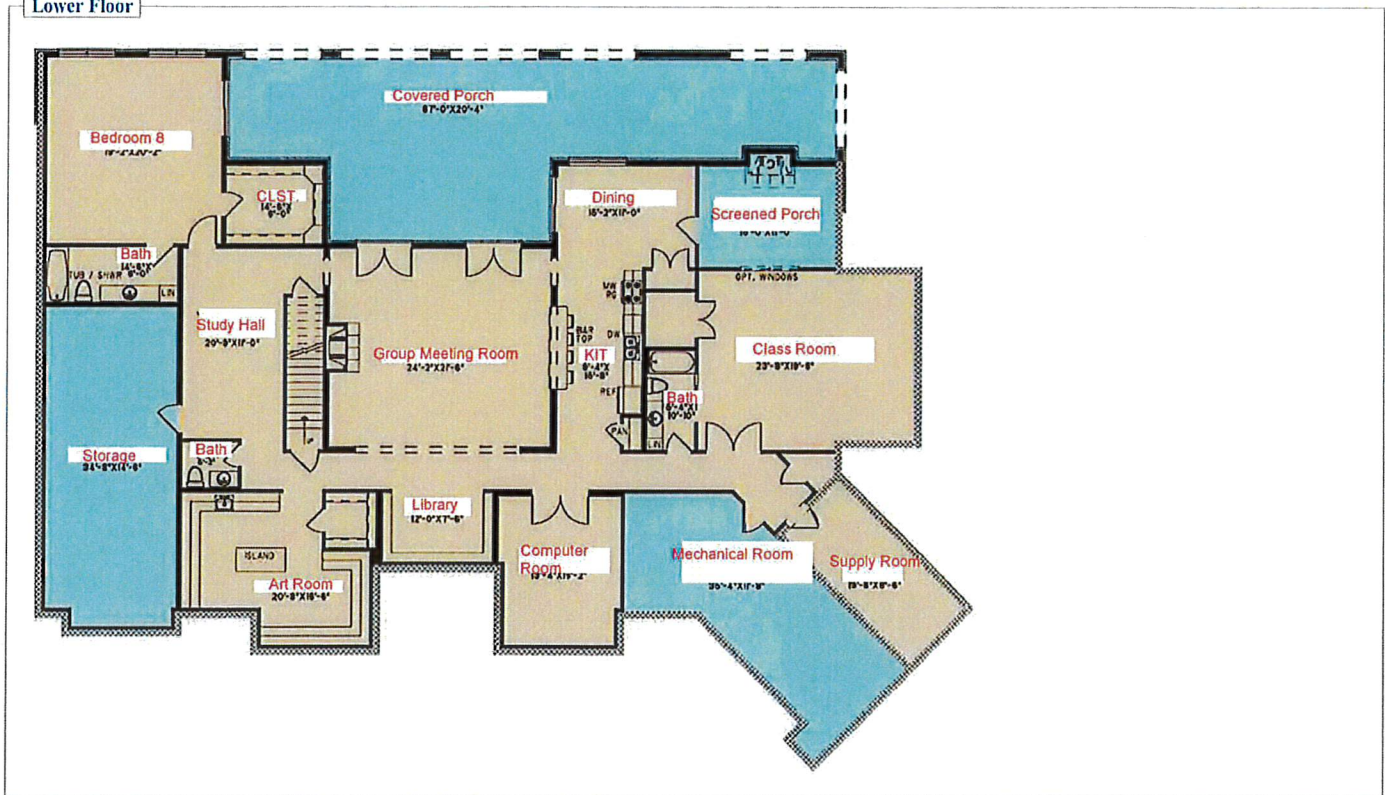


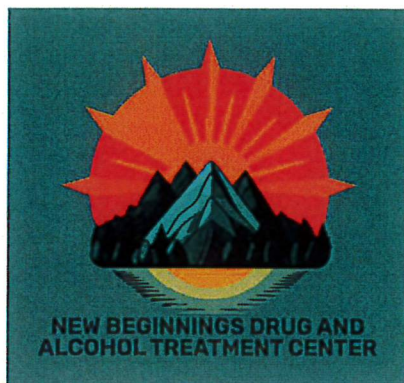
Upper/Second Floor





Lower Floor





## Group Home Plan

### Traffic

Traffic for our facility will have a very minimal impact on the community. Residence will not be allowed to have any vehicles onsite or leave unless checked out from the facility. There will be 24-hour staffing broken up into three shifts. With this broken up into three shifts, this will keep our traffic in and out of the facility to a minimum as well.

### Fencing

The 3-acre lot will have a 6' privacy fence around the entire property.

### Business Operation/Use of structure

Our Youth Group Homes purpose will be in creating a safe and unified home for the sobriety and recovery of the youth who have been struggling with their sobriety. We will offer them group and one on one programs that will be designed to their own struggles in hopes for a strong recovery.

### Safety/Security

- Staff will be onsite 24/7 making safety and wellness rounds every 30 minutes documenting each location of the resident.
- There will be a closed-circuit security system accessible only to the staff that will monitor the exterior and interior of the facility.
- The nearest Emergency Services are located approximately 2 min (1.2 Miles) away at 4646 W 4000 S. West Haven, UT 84401

### Pollution/Odors

We will follow the Hooper City Ordinances to help keep our impact to the best minimum practices as we can.

<https://hooper.municipalcodeonline.com/book?type=ordinances#name=TITLE VI HEALTH AND SANITATION>

## **Noise**

We will follow the Hooper City Ordinances to help keep our impact to the best minimum practices as we can.

<https://hooper.municipalcodeonline.com/book?type=ordinances#name=TITLE IX PUBLIC OFFENSES ORDINANCE>



#### 1. **Executive Summary:**

- Our residential youth drug and alcohol treatment facility New Beginnings, located in Hooper, Utah, aims to provide comprehensive care and support for adolescents struggling with substance abuse issues.
- With a focus on evidence-based therapies, holistic approaches, and family involvement, we seek to address the root causes of addiction and empower young individuals to lead healthy, fulfilling lives.
- Our unique selling proposition lies in our specialized programs tailored to the needs of youth, our experienced multidisciplinary team, and our commitment to long-term recovery outcomes.

#### 2. **Business Description:**

- **Mission:** To provide a safe, supportive environment where adolescents can overcome addiction, heal from past trauma, and build the skills necessary for a successful recovery journey.
- **Services Offered:** Residential treatment programs, individual and group therapy, family counseling, life skills training, academic support, recreational activities, and aftercare planning.
- **Target Demographic:** Adolescents aged 13 to 18 struggling with drug and alcohol addiction, primarily referred by families, schools, juvenile justice system, and healthcare providers across Utah.

#### 3. **Market Analysis:**

- Utah faces significant challenges with youth substance abuse, with rates of alcohol and drug use among adolescents above the national average.
- There is a growing demand for residential treatment facilities catering specifically to the needs of youth, driven by increased awareness, changing societal attitudes, and a focus on early intervention.

#### 4. **Target Market:**

- Adolescents experiencing substance abuse issues, including alcohol, marijuana, opioids, and stimulants.
- Referral sources include parents, guardians, school counselors, juvenile courts, pediatricians, and mental health professionals.



**5. Services Offered:**

- Individualized treatment plans based on comprehensive assessments.
- Evidence-based therapies such as Cognitive Behavioral Therapy (CBT), Dialectical Behavior Therapy (DBT), and Motivational Interviewing (MI).
- Family therapy sessions address family dynamics and support system recovery.
- Educational support to ensure academic progress during treatment.
- Recreational activities to promote physical health and social engagement.

**6. Operational Plan:**

- Staffing: Recruit a team of licensed therapists, counselors, medical professionals, educators, and support staff dedicated to providing compassionate care.
- Licensing and Accreditation: Obtain necessary licenses and accreditations to ensure compliance with state regulations and industry standards. (Psychiatric Specialty Hospital-Utah Health and Human Services)
- Facility Management: Implement policies and procedures for safety, security, and cleanliness of the residential facility.
- Admissions Process: Develop a streamlined admissions process, including intake assessments, medical screenings, and treatment planning.

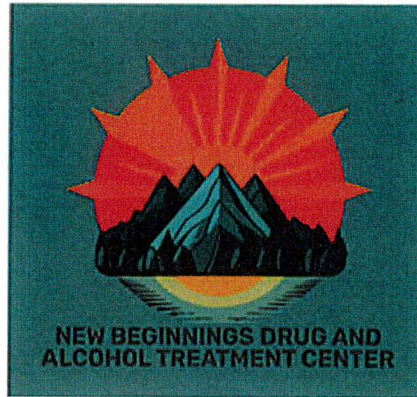
**7. Marketing Strategy:**

- Establish partnerships with local schools, healthcare providers, community organizations, and juvenile justice programs to generate referrals.
- Develop a strong online presence through a professional website, social media platforms, and educational content.
- Host informational sessions, workshops, and community events to raise awareness about youth substance abuse and available treatment options.

**8. Risk Management:**

- Identify potential risks such as regulatory changes, staff turnover, client relapse, and financial instability.





- Develop strategies to mitigate risks, including contingency plans, staff training, quality assurance measures, and diversified revenue streams.
- Maintain comprehensive insurance coverage to protect against liability and unforeseen events.

# Hooper City Consolidated Fee Schedule

(Returned when work is accepted by	Improved Surface areas 250-1000 sq. ft.	\$3.50/sq. ft.
	Improved Surface areas 1000 - + sq. ft.	\$2.75/sq. ft.

\*Excavation Fees shall be calculated on the entire area of disturbance including, but not limited to, the minimum paving requirements outlined in the standard details "19a" and "19b". \*\* By Definition in Division 21.

Public Works (Continued) (Excavation and Encroachment)	Notes	Fees
Possible Required Surface Treatments:	Slurry Seal (Type II)	\$2.00/sq. yd.
	Chip Seal	\$4.00/sq. yd.
	HAS Coating	\$2.50/sq. yd.
	Crack Seal (\$1.00 per lin. Ft. if over 500 ft.)	\$2.00/lin. ft.
	Asphalt Overlay (1½")	\$2.50/sq. ft.

Zoning/Code Enforcement Civil Fines	Action	Fine
Class B Public Nuisance, Solid Waste Disposal, Solicitation, Etc.	1 <sup>st</sup> Notice	Notice – No Fine
	2 <sup>nd</sup> Notice	\$125
	3 <sup>rd</sup> Notice	The above \$125 + \$250
	4 <sup>th</sup> Notice - Violator to pay legal and administrative costs	Legal Action
Class C Building Code Regulations, Home Occupation Business License, Storm Water Violations, Etc.	1 <sup>st</sup> Notice	Notice – No Fine
	2 <sup>nd</sup> Notice	\$50
	3 <sup>rd</sup> Notice	The above \$50 + \$100
	4 <sup>th</sup> Notice - Violator to pay legal and administrative costs	Legal Action
Infraction	1 <sup>st</sup> Notice	Notice – No Fine
	2 <sup>nd</sup> Notice	\$25
	3 <sup>rd</sup> Notice	The above \$25 + \$50
	4 <sup>th</sup> Notice - Violator to pay legal and administrative costs	Legal Action

Utility Billing	Notes	Fee/Fine
New Service Fee	Fee for new homes	\$25
Garbage Service Can	Monthly	\$12.50
Each Additional Garbage Can	Monthly	\$8
Recycling Service Can	Monthly	\$5
Each Additional Recycling Can	Monthly	\$5
Sewer Service (per ERU)	Monthly	\$50
Non-Owner Sewer Deposit (Sec 6-3-4)		\$150
Late Fee for Garbage and Sewer	Each occurrence	\$5
Door Hanger Delivery for Non-Payment	Each occurrence	\$15
Hooper Water Improvement District Shutoff/Turn on Fee	After business hours is doubled.	\$35
Taylor-West Weber Water District Shutoff/Turn on Fee	After business hours is doubled.	\$50
Water Shut-Off for Non-Payment	1 <sup>st</sup> Time in a calendar year	\$35
	2 <sup>nd</sup> Time or more in a calendar year - each occurrence	\$50
Garbage / Recycling Can Removal	Each Can, Each occurrence	\$15
Storm Water Utility Fee	Base Rate - Monthly	\$5

Building Fees	Notes	Fees
Building Valuation	Building Valuation is derived utilizing current building valuation data from the International Code Council (ICC) published in the January-February issue of the "Building Safety Journal" and midified for Hooper City as attached hereto. The Permit Fee Multiplier for Hooper City is 0.91.	
Building Permit Fees	Building Permit Fees are determined utilizing Table 1-A as modified and attached hereto, based upon the Building Valuation plus the following fees:	
Valuation	Fee	
\$1.00 to \$1,000.00		\$59
\$1,000.00 to \$2,000.00	\$58.80 for the first \$1,000.00 plus \$2.70 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	
\$2,001.00 to \$25,000.00	\$83.40 for the first \$2,000.00 plus \$16.80 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	
\$25,001.00 to \$50,000.00	\$469.80 for the first \$25,000.00 plus \$12.11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	
\$50,001.00 to \$100,000.00	\$772.55 for the first \$50,000.00 plus \$8.40 for each additional \$1,000.00 or fraction therof, to and including \$100,000.00	
\$100,001.00 to \$500,000.00	\$1,192.55 for the first \$100,000.00 plus \$6.72 for each additional \$1,000.00 or fraction therof, to and including \$500,000.00	
\$500,001.00 to \$1,000,000.00	\$3,880.55 for the first \$500,000.00 plus \$5.70 for each additional \$1,000.00 or fraction therof, to and including \$1,000,000.00	
\$1,000,001 and up	\$6,730.55 for the first \$1,000,001.00 plus \$4.65 for each additional \$1,000.00 or fraction therof	
Review Fees - Residential	Single Family Dwelling	30% of Building Fee
	Multi Family Dwelling	65% of Building Fee
	Accessory Garage and Detached Garages	20% of Building Fee
Review Fees - Commercial	Primary Building	65% of Building Fee
	Accessory Building	65% of Building Fee
Investigation Fee		100% of Building Fee

# Hooper City Consolidated Fee Schedule

Late Fee and Interest for Billed City Services	Late fee shall apply to billings 30 days beyond billing date. Interest shall accrue monthly on unpaid balance.	Late Fee - 2% of billing Interest - 1½% monthly
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Business License, Permits & Fees	Notes	Fee
Amusement Devices (Sec. 4-7-9, A)	Annually - Per each device	\$25
Animal/Vegetable Processing (Sec. 4-7-14)	Annually	\$100
Auction - Single Event		\$75
Auctioneer or Auction House	Annual	\$100
Auto Courts and Trailer Camp	Fee plus \$5 for each space	\$75
Beer License Class "A"	Annually	\$200
Beer License Class "B"	Annually	\$200
Beer License Class "C"	Annually	\$500
Billiard Hall (Sec. 4-7-9, C)	Annually - \$30 1st table, \$25 per each additional table	\$200 maximum
Bus Lines or Motor Buses	Fee plus \$15 for each unit	\$100
Cabaret Class "A"	Annually	\$75
Cabaret Class "B"	Annually	\$25
Carnival, Fair or Similar	Per Day - Plus \$500 deposit/bond	\$100
Christmas Tree Lot - At Established Business	Season	\$25
Christmas Tree Lot - Independent	Season	\$100
Circus - Adult Admission \$1 or less	Per Day - Plus \$200 deposit/bond	\$100
Circus - Adult Admission more than \$1	Per Day - Plus \$500 deposit/bond	\$275
Dance Hall	Annually	\$100
Fireworks Stand (see Sec. 4-7-18)	\$1 million liability insurance coverage required	\$100
Fireworks Sales Cash Deposit	See Sec. 11-3-9 (8)	\$300
Gasoline Dealer	Annually - Up to 8 nozzles - Plus \$10 per each nozzle over 8	\$50
Home Occupation	Annually	\$75
Home Occupation, Minor	Annually	No License Fee Required
Home Occupation, Minor - Document and Processing Fee		\$15
Home Occupation, De Minimum	(Sec. 4-9-3)	No License Required
Hotel/Motel	Annually - Up to 10 rooms - Plus \$5 per each room over 10	\$75
Junk or Salvage Dealer	Annually	\$100
Other Occupations Not Listed	Annually	\$75
Pin Ball Machine (Sec. 4-7-9, B)	Annually - Per each machine	\$30
Premises Inspection		\$50
Premises Inspection		\$25
Restaurant	Annually	\$100
Solicitors License/Permit (See Sec. 4-8)	Annual	\$150
	25 day license/permit	\$50
Special Event Permit (Sec. 4-10-7)	Cost determined by Chief Law Enforcement officer	Actual Cost
Theater - Less than 500 persons (see Sec. 4-7-15)	Annually - Or \$5 per performance	\$75
Theater - More than 500 persons (see Sec. 4-7-15)	Annually - Or \$10 per performance	\$100
Vending Machine	Annually - Fee for 1st unit plus \$10 per additional unit	\$35
Renewal Late Fee (in addition to fee)	30 days late	25% of Fee
	60 days late	50% of Fee
	90 days late	100% of Fee

Board of Adjustment/Appeals	Notes	Fee
Application	Fee plus actual cost of any City provided Engineering or Legal work	\$350
City Address Research		\$60.00
Public Notice Sign Posting		\$75

Animal Control	Notes	Fee
For Animal Control Licensing fees and other fees see Weber County Animal Control		

Not yet in code book

Short Term Retail Event (example Tomato Days vendor)	Single Event or day	\$5
Multi-Family Dwelling	Annually - Fee for 1st unit plus \$25 per additional unit	\$75

### **10-2D-3 Allowed Uses**

Table 10-2D-1 lists the principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within each industrial base zone.

A. Conditional uses shall be approved in accord with the procedures in HCC 10-5.

*Table 10-2D-1: Allowed Use in Industrial Base Zones*

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	M1	M2
Agricultural structure	A	A
Agricultural use	P	P
Aircraft landing field (private ownership)	C	C
Aircraft (public ownership)	C	C
Amusement or recreation facility, indoor (only)	C	-
Animal Boarding with outside runs	P	-
Animal clinic, animal hospital, or veterinary office	P	-
Asphalt or concrete ready-mix plant	-	P
Auction establishment, outdoor	C	C
Automobile or recreational vehicle sales or service	P	P
Automobile, major repair	P	P
Bank	-	-
Brewery or distillery	C	P
Cemetery	C	C
Clinic, medical (excluding animal or veterinary)	-	-
Club or lodge or social hall	C	-
Composting facility, commercial	-	P
Contractor's yard or shop	P	P
Dangerous or protected animals	C	C
Day care facility	-	-
Dwelling, caretaker for an approved use	A	A
Explosive manufacturing or storage	-	C
Farm, garden, lumber, or building supply store	P	P
Fence	A	A
Flammable substance storage	C	C
Foundry	C	P
Freight or truck terminal	-	P
Fuel cell	A	A
Gasoline or diesel fuel sales facility	A	A
Grain elevator	P	P
Heavy equipment sales or service	P	P
Junk yard or automobile wrecking yard	-	C
Kennel, commercial	C	-

Laundry or linen supply	P	P
Manufacture of electronic or electrical products	P	P
Manufacture or processing of hazardous chemicals or gases	-	C
Manufactured home storage	P	P
Meat packing facility	-	C
Nursery, wholesale (only)	P	P
Office building	C	-
Office, relating to an approved use	A	A
Office, temporary construction	A	A
Off-street parking facility	P	P
Outdoor storage	P	P
Package and letter delivery service	P	P
Personal, business, or professional service	C	-
Pit, mine, or quarry	C	C
Power plant	-	C
Processing plant for agricultural or dairy products	C	P
Product fabrication, assembly, or packaging	P	P
Public or quasi-public use	C	C
Railroad switching yard	-	P
Recycling center	P	P
Recycling plant	-	P
Research and development facility	P	P
Restaurant or eating place	C	C
Retail sales relating to an approved use	A	A
Roadside produce stand	A	-
Sawmill or planing mill	-	P
School, vocational or trade	P	-
Storage facility, self-service	P	P
Structure greater than 10,000 square feet	P	P
Studio	P	-
Tannery	-	P
Tower or antenna structure, commercial	C	C
Tower or antenna structure, private	A	A
Transit facility	-	-

Vehicle impound yard	-	P
Warehouse	P	P
Water system, community	C	C
Winery	P	P





### **10-2A-3 Allowed Uses**

Table 10-2A-1 lists principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within the agriculture zone.

A. Conditional uses shall be approved in accord with the procedures in HCC 10-5.

Table 10-2A-1: Allowed Use within the Agriculture Zone  
*P=principal permitted; A=accessory; C=conditional; (-)=prohibited*

<b>Allowed Use</b>	<b>Agriculture Dist.</b>
Accessory structure, >1500 square feet	C
Accessory structure, ≤ square feet	A
Agricultural service establishment	C
Agricultural structure	A
Agricultural use	P
Aircraft landing field (private ownership)	C
Airport (public ownership)	C
Animal boarding with outside runs	C
Animal clinic, animal hospital, or veterinary office	C
Auction establishment, outdoor	C
Automotive, hobby	A
Bed and breakfast establishment	C
Campground	-
Cemetery	C
Church	C
Club or lodge or social hall	C
Composting facility, commercial	C
Dangerous or protected animals	C
Day care home, group	A
Dwelling, additional farm	C
Dwelling, caretaker for an approved use	A
Dwelling, mobile home	-
Dwelling, secondary attached or detached	C
Dwelling, single family detached	P
Explosive manufacturing or storage	C
Fence, barbed wire, electric wire, or other	A
Flammable substance storage	C
Fuel cell	A
Golf course and country club (only on non-farm open space)	-
Grain elevator	P
Home occupation	A
Kennel, commercial	C
Kennel, hobby	A
Livestock confinement facility, more than one AU per 10,000 square feet (HCC 10-4A-16.1)	C
Keeping of Livestock (HCC 10-4A-16.1)	A
Manufactured home	P

Meat packing facility	C
Mortuary	A
Nursery, wholesale (only)	P
Office, relating to an approved use	A
Office, temporary construction	A
Outdoor storage	P
Pit, mine, or quarry	C
Portable classroom	A
Power plant	C
Processing plants for agricultural and dairy products	C
Public or quasi-public use	C
Race track, vehicle or animal	C
Railroad switching yard	P
Residential care facility	-
Roadside produce stand	A
Sanitary landfill, restricted	C
School, public or private	C
Seasonal farmworker housing	C
Shooting range (outdoor or indoor)	C
Slaughterhouse	C
Soil or water remediation	C
Stable or riding school, commercial	C
Swimming pool, private	A
Temporary living quarters	A
Tower or antenna structure, commercial	C
Tower or antenna structure, private	A
Truck stop	C
Water system, community	C
Winery	A

### **10-3E-5 Allowed Uses**

Unless otherwise specified in the specific use standards of HCC 10-5, Table 10-3E-1 lists principal permitted (P), accessory (A), conditional (C), or prohibited (-) open space uses within R1 and R2 residential zones.

A. Conditional uses shall be approved in accordance with the procedures in HCC 10-5.

*Table 10-3E-1: Allowed Use in Land Conservation Overlay Zone Open Space Areas*  
P=principal permitted; A=accessory; C=conditional; (-)=prohibited

<b>Allowed Use</b>	<b>R1</b>	<b>R2</b>
Farmland, agricultural, nursery, greenhouse use	P	P
Trail, such as pedestrian, bike or equestrian	P	P
Natural settings	P	P
Range, grazing, or outdoor training ground for animals	P	P
Utility easements, drainage, retention points, or other public utilities or public purposes	P	P
Parks or playgrounds	P	P
Golf courses, athletic fields, or courts, and other forms of outdoor recreation	P	P
Sheds, barns, access roads, or building necessary for or supporting care of animals, or for other permitted uses	C	C
Off road vehicle trails and riding areas	C	C
Hunting or trapping animals	C	C
Commercial advertising of any kind (for sale or for rent signs allowed)	C	C
Target, archery, or rifle range or other recreational firearm use	C	C
Fences (except as where required by Hooper City Code)	C	C
Parking lots	C	C
Residential use or buildings	-	-
Commercial use or buildings	-	-
Dumping or trash repository	-	-
Storage, including storage containers	-	-
Storing of vehicles not substantially related to permitted uses, unless allowed by the Hooper City Code	-	-



### **10-2C-3 Allowed Uses**

Table 10-2C1 lists the principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within each commercial base zone.



A. Conditional uses shall be approved in accord with the procedures in HCC 10-5.

*Table 10-2C-1: Allowed Use in Commercial Base Zones*

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	LO	C1	C2
Agricultural structure	A	A	A
Agricultural use	P	P	P
Amusement or recreation facility, indoor	-	C	P
Amusement or recreation facility, outdoor	-	C	C
Animal Boarding with outside runs	-	C	P
Animal clinic, animal hospital, or veterinary office	-	P	P
Auction establishment, outdoor	-	C	C
Automobile or recreational vehicle sales or service	-	C	P
Automobile, major repair	-	-	P
Bank	P	P	P
Bar, brew-pub, or night club	-	C	P
Bed and breakfast establishment	-	C	C
Boarding house	-	C	C
Campground	-	C	C
Car wash	-	C	C
Cemetery	C	C	C
Church	C	C	C
Clinic, medical (excluding animal or veterinary)	P	P	P
Club or lodge or social hall	C	C	C
Contractor's yard or shop	-	-	P
Crematory	-	-	C
Day care facility	C	C	C
Drive-up window service	C	C	P
Drug and alcohol treatment facility	C	-	-
Dwelling, caretaker for an approved use	A	A	A
Farm, garden, lumber, or building supply store	-	-	P
Fence	A	A	A
Gasoline or diesel fuel sales facility	-	C	P
Heavy equipment sales or service	-	-	P
Hospital	C	-	C
Hotel or motel	C	C	P
Kennel, commercial	-	C	C
Laundromat	-	P	P
Mortuary	P	P	P
Nursery, wholesale (only)	-	P	P
Office building	P	P	P

Office, relating to an approved use	A	A	A
Office, temporary construction	A	A	A
Off-street parking facility	-	P	P
Outdoor storage	-	C	A
Package and letter delivery service	-	-	P
Personal, business, or professional service	P	P	P
Portable classroom	A	-	A
Public or quasi-public use	C	C	C
Radio and television broadcasting station	C	C	P
Recreational vehicle park	-	C	C
Recycling center	-	-	P
Research and development facility	C	-	C
Residential care facility	C	C	-
Restaurant or eating place	C	P	P
Retail sales relating to an approved use	A	A	A
Retail store	C	P	P
School, public or private	C	-	-
School, vocational or trade	C	-	P
Shooting range, indoor (only)	C	C	P
Storage facility, self-service	C	C	P
Studio	C	P	P
Swimming pool, private	A	A	A
Tower or antenna structure, commercial	C	C	C
Tower or antenna structure, private	A	A	A
Transit facility	-	P	P
Truck stop	-	-	C
Water system, community	C	C	C

#### **10-2B-4 Allowed Uses**

Unless otherwise specified in the specific use standards of HCC 10-5, Table 10-2B-2 lists principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within each residential zone.

A. Conditional uses shall be approved in accord with the procedures in HCC 10-5.

B. Permitted uses for duplexes and twin homes for Zones R1, R.75, R2, R3, R4 and ROS shall conform to the following regulations and standards:

1. *Development Ratio*: The number of duplexes and twin homes constructed in new developments shall not exceed ten percent (10%) of the total lots in the development. Subdivision must have ten (10) lot minimum to qualify.
2. *Lot Sizes*: Minimum lots sizes for duplexes and twin homes shall be:
  - a. R1 Zone: 40,000 square feet
  - b. R.75 Zone: 30,000 square feet
  - c. R2 Zone: 20,000 square feet
  - d. R3 Zone: 15,000 square feet
  - e. R4 Zone: 12,000 square feet
  - f. ROS Zone: 15,000 square feet
3. *Lot Frontage*: Minimum frontage on a public street for duplexes and twin homes shall be 120 feet. Frontage for twin homes must be divided equally between the twin homes.
4. *Other Dimensions*: All other setbacks and dimensional requirements for R1, R.75, R2, R3, R4, and ROS zones defined herein shall apply to duplexes and twin homes.
5. *Plat*: Lots in platted subdivisions intended for duplexes or twin homes shall be clearly noted on the Preliminary and Final Plat.
6. *Design Standards*:
  - a. *Unification*: Appearance of the building should blend in with the surrounding homes. Design, construction, wall and roof coverings are to be of like materials that have been and will be used in the area.
  - b. *Visual Relief*: Attached dwelling units shall have visual relief in facade and roofline which adds variety and rhythm to the design and avoids monotonous straight lines.
  - c. *Building Materials*: At least fifty percent (50%) of the exterior finish materials of all sides of the building shall consist of either brick, stone, fluted block, colored textured block, glass, stucco or fiber cement siding (hardie board). The remaining percentage of the exterior finish materials shall consist of either brick, stone, cultured stone, stucco, exterior insulated finish system (EIFS), hardie board, wood, or vinyl siding. Other exterior finishes may be approved by the City Council upon recommendation from the Planning Commission. However, sheet metal, corrugated metal, and PVC shall be prohibited except for metal shingles, soffits, facia, mansards and similar architectural features.
  - d. *Roof Pitch*: The minimum roof pitch shall be six feet (6') rise to twelve feet (12') run.
  - e. *Parking*: A minimum of a two-car garage is required for each dwelling unit. Units shall be designed so the predominate feature of the unit is not the garage. Living space shall be provided between the two garages.
  - f. *Design Review*: Building floor plans and elevations showing exterior building material, colors, and size of all duplexes or twin homes shall be provided with all other required documentation at the Planning Commission Preliminary Plat review phase.

Table 10-2B-2: Allowed Use in Residential Zones

*P=principal permitted; A=accessory; C=conditional; (-)=prohibited*



Kennel, commercial	C	C	-	-	-	-	-	-
Kennel, hobby	C	C	C	C	C	C	-	-
Keeping of Livestock (HCC 10-4A-16.1)	A	A	A	C	C	C	-	-
Livestock confinement facility, more than one AU per 10,000 sq. ft. of property (HCC 10-4A-16.1)	-		-	-	-	-	-	-
Manufactured home	C	C	C	C	-	C	-	C
Manufactured home park	-	-	-	-	-	-	-	-
Mortuary	-	-	-	-	-	-	-	-
Nursery, retail (only)	C	-	-	-	-	-	-	-
Nursing facility, skilled	-	C	C	C	C	C	-	-
Office, relating to an approved use	A	A	A	A	A	A	-	-
Office, temporary construction	A	A	A	A	A	A	-	-
Outdoor storage	A	A	A	A	A	A	-	-
Portable classroom	A	A	A	A	A	A	-	-
Public infrastructure facility	C	C	C	C	C	C	C	C
Public or quasi-public use	C	C	C	C	C	C	C	C
Residential care facility	C	C	C	C	C	C	C	C
Roadside produce stand	A	-	-	-	-	-	-	-
School, public or private	C	C	C	C	C	C	-	-
Stable or riding arena, commercial	C	-	-	-	-	-	-	-
Swimming pool, private	A	A	A	A	A	A	A	A
Taxidermy	C	-	-	-	-	-	-	-
Tower or antenna structure, commercial	C	C	C	C	C	C	C	C
Tower or antenna structure, private	A	A	A	A	A	A	-	C
Water system, community	C	C	C	C	C	C	C	C

HISTORY

Amended by Ord. [O-2014-5](#) on 12/18/2014

Amended by Ord. [O-2015-3](#) on 6/18/2015

Amended by Ord. [O-2017-01](#) on 10/1/2018

Amended by Ord. [O-2019-03](#) on 11/21/2019

Amended by Ord. [O-2019-04](#) on 1/5/2020

Amended by Ord. [O-2022-04](#) Adding R.75 Zone on 6/2/2022



