



HOOPER CITY
PLANNING COMMISSION AGENDA
JUNE 13, 2024 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, June 13, 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 May 9, 2024
 - b. Motion – Approval of Minutes dated May 28, 2024
4. Action Items
 - a. Conditional Use Permit Request for Hooper Water Improvement District for a drinking water well and accessory buildings located at 4769 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
 - b. Conditional Use Permit Request for Taylor West Weber Water for an antenna located at parcel number 15-728-0027.
 - 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. Final Review of the Perez Subdivision located at 5998 S 5100 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. Final Review of the Fowers Legacy Subdivision located at 4815 S 6700 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
 - e. Discussion/Motion - Review fees/penalties for violations
 - f. Discussion/ Motion- Review of Allowed Uses
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

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 June 13, 2024.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, MAY 9, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on May 9, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Sheldon Greener – Vice Chair
Amanda Prince
Bryce Widdison
Blake Cevering

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Brandon Richards – City Attorney
Briant Jacobs – City Engineer

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

See attached list

6:30PM WORK MEETING

1. Discussion on Agenda Items

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

7:00PM REGULAR MEETING

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated April 11 2024
All changes have been made.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED APRIL 11, 2024.

COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

Commissioner Greener asked that we move the action item (a) to last of the items.

COMMISSIONER PRINCE MOTIONED TO MOVE THE REQUEST FROM THE TORGHELE TO THE END OF THE ACTION ITEMS. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

- a. Conditional Use Permit request for Jacob Clement for an oversized structure totaling 2,250 sq ft located at 5827 S 6950 W

Briant Jacobs, our city engineer, gave the presentation. Briant explained where the structure will be located on the property and what the structure will be used for. Jacob Clement explained that it will be used for storage space for his recreational items. Commissioner Cevering asked if there will be any plumbing or electrical. Clement confirmed no.

No public comments.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR JACOB CLEMENT FOR AN OVERSIZED STRUCTURE TOTALING 2,250 SQ FT LOCATED AT 5827 S 6950 W. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- b. Conditional Use Permit request for Loy and Donna Berkeley for an oversized structure totaling 1,762 sq ft with an accessory dwelling unit totaling 952 sq ft located at 5628 W 5725 S

Briant Jacobs, our city engineer, gave the presentation. Briant explained where the ADU will be placed on the property. Explained the size of the oversized structure and the ADU.

Donna Berkeley located at 5712 S 4400 W explained that they are wanting to build an ADU in their daughters backyard, which is the address located at 5628 W 5725 S. Commissioner Prince explained that the daughter will need to be the one to fill out the application with her information on it since it will be located at her home. Also will need to fill out the correct ADU packet, the one was filled out was stating that the property owner must occupy the primary residence, however that has been changed in August 2023, to be that the primary owner can occupy either or.

No public comment

COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR LOY AND DONNA BERKELEY (JOHN AND JAMIE BERKELEY) FOR AN OVERSIZED STRUCTURE TOTALING 1,762 SQ FT WITH AN ACCESSORY STRUCTURE UNIT TOTALING 952 SQ FT LOCATED AT 5628 W 5725 S. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- c. Final approval for South Four Subdivision located approximately at 4243 S 6300 W for Larry Ropelato

Briant Jacobs, our city engineer, gave a presentation. Briant explained how the existing lots will be changed and how the fourth one will be shaped. Explained that the addresses will be changed to accommodate. Larry Ropelato questioned about having the land use separation fence and if is required due to him owning all the property. Commissioner Prince asked Briant why on his memo that Rocky Mountain Power and Dominion Energy was not applicable, Briant confirmed that they are already existing.

No public comments

COMMISSIONER PRINCE MOTIONED TO RECOMMEND THE FINAL APPROVAL FOR THE SOUTH FOUR SUBDIVISION LOCATED APPROXIMATELY AT 4243 S 6300 W FOR LARRY ROPELATO WITH THE CONDITION OF HAVING THE ESCROW FOR CURB AND GUTTER IN PLACE BEFORE THE NEXT CITY COUNCIL MEETING. AS WELL AS HAVING A WAIVER LETTER FOR THE LAND USE SEPARATION FENCE SIGNED BY THE OWNERS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- 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

Briant Jacobs, the city engineer, gave a presentation explaining where the proposal treatment center will be located on the property. Matthew Lowe located at 5500 S Holiday Blvd. and Casey Jones located at 13060 S Fort St handed out a summary for the planning commission members to read and follow along. Matthew and Casey explains the market analysis, what services are offered, operational plan, marketing strategy, risk management, and the business description. Matthew explains that they will have room for 15 patients, staff 24 hrs a day, will have very little traffic, and the parking meets the zoning requirements.

Developers and planning commissioners had discussion between each other. The city attorney, Brandon Richards, questions about having the correct licensing to operate. Matthew explains that once they are in compliance, they will obtain a license from the state.

Patrick Greico located at 3501 S 5100 W commented that he does not like that they do not know who the other partner is. Patrick also questioned the HCC 10-5-1 for allowed uses.

Colbie Hymas located at 3701 S 5650 W stated that he is not in favor with there being a elementary school nearby.

Mindy Lane located at 3524 S 5160 W questioned on how many staff will there be at night. Feels that there is no trust with them, with not knowing the name of the other partner.

Linda Rose located at 3752 S 5250 W not in favor.

Teresa Harper located at 5052 W 3500 S not in favor with having young children in the neighborhood.

Stacy Greico located at 3501 S 5100 W agrees with other comments. Also commented that having the Ogden Bay near by, there are guns accessible.

Michelle Pilarczyk located at 3461 S 5500 W not in favor of letting them have the idea of nature walks because people hunt out there. She wants to know what they will do with the 60 acres

Hailie Greico located at 3501 S 5100 W talks about the safety concerns with working with these patients first hand. She would like to see the city re-work the CUP process.

Matt Lane located at 3524 S 5160 W feels that there were not a lot of answers that were given.

Elizabeth Martin located at 4497 S 5200 W questioned how close can this type of facility treatment be to an elementary school. Will the staff have a badge for them to go in and out of the facility? What type of tax base will the city receive from it.

Sabrina Charlesworth located at 3725 S 5650 W with being an educator, not in favor but can see the importance of it.

Michael Archibald located at 3527 S 5160 W commented that as a father he is concerned for the safety of his children.

Steve Austin located at 3892 S 5500 W commented that crime will happen if we allow this in. It does not benefit Hooper, more of a liability.

Tim Shultz 4495 W 5850 S talks out of experience. Feels that if it was a non-profit, it would be a different situation.

Dylan Robinson located at 3223 S 5100 W feels that the developer is not being fully honest with the 60 acres.

Hallie Lawes located at 3539 S 5100 W With her dad being a psychologist and grew up with it, she is not in favor.

Stacy Greico located at 3501 S 5100 W questioned if we will have a sheriff available 24/7?

Kamie Hubbard developer of Rawson Ranch is not in support.

Matthew Lowe, developer, mentioned that in Oct. 2023 they requested to open the General Plan. They understand the fear of the residents.

Discussion between commissioners and developer was made.

**COMMISSIONER GREENER MOTIONED TO TABLE THE
CONDITIONAL USE PERMIT REQUEST FOR TORGHELE
HOOPER LLC FOR THE GROUP YOUTH HOME UNTIL NEXT
MEETING. COMMISSIONER PRINCE SECONDED THE**

MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

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.)

No public comment.

6. Adjournment

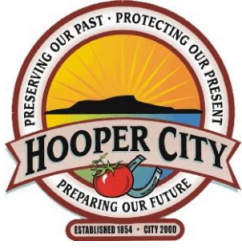
AT APPROXIMATELY 9:25 PM, COMMISSIONER PRINCE MOTIONED TO ADJOURN THE MEETING. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

Date Approved: _____

Morghan Yeoman, City Recorder



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 28, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a regular meeting at 7pm on May 28, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Sheldon Greener – Vice Chair
Amanda Prince
Bryce Widdison
Blake Cevering

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Briant Jacobs – City Engineer
Sheri Bingham – Mayor
Dale Fowers – Mayor Pro Tem
Debra Marigoni- City Council
Ryan Hill- City Council
Lt. Lavelly- Weber County Sheriff

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

See attached list

7:00PM REGULAR MEETING

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Hill led in the Pledge of Allegiance.

b. Reverence

Commissioner Mayor Bingham offered reverence.

3. Meeting Format

- a. 10–15-minute presentation of proposal by Stuart Adams and his team.
 - i. Presentation given by Stuart Adam, Bret Wahlen and Stephanie Russell. They explained what they are proposing.

- b. For the remainder of the time, a member of city staff will read questions that were submitted by the public to the commission.
 - i. Questions were read by Commissioner Prince, Commissioner Cevering, and Commissioner Widdison.
- c. We will have members of the council, commission, and developer there to answer questions, depending on who they pertain to.
 - i. Questions were answered by the correct individual during the time of asking questions.
- d. The audience will be seated and able to hear all questions asked and all responses given.
- e. There will be no public comment.

4. Adjournment

Commissioner Greener adjourned the meeting @ 8:55 pm

Date Approved: _____

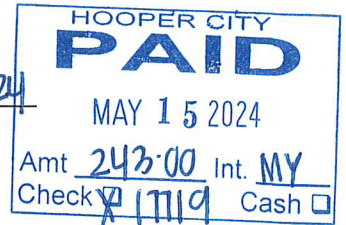
Morghan Yeoman, City Recorder

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

Mailings: \$43

Fee: \$200.00

Date Submitted 05/19/24



Conditional Use Permit: Property

Print Applicant Name: Hooper Water Improvement District, Cole Allen – District Manager;
Ryan Christensen, Gardner Engineering, Project Manager

Address: 4769 W 5100 S Project Address, 5555 W 5500 S Office Address;

Phone #: 801.985.1991 – District office; 801.476.0202 - Engineering Office

Day Time Phone #: Cole, Cell [redacted] Ryan, Cell [redacted]

Sq feet/ Acreage of property: 1.91 AC

Reason for conditional use: Construction of a drinking water well (a.k.a. Well #4) and accessory buildings plus water storage tank.

Describe use of property: Proposed use of property is for a deep well pump, filter plant and storage tanks to provide drinking water to customers of the Hooper Water Improvement District.

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

❖ 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: _____ 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 2nd Thursday of the month unless otherwise specified.

HISTORICAL CONTEXT:

The Hooper Water Improvement District (HWID) has developed a master plan of facilities needed to serve its current and future customers. Among other items, the master plan identifies the need for the ability to produce more water than its current wells can produce. The HWID started to keep an eye out for available properties to purchase on which the needed wells could be constructed. The ideal property would be one bounded by large-diameter pipelines, located in the center of the District. In 2019, HWID was able to purchase a parcel within the District boundaries large enough and bounded by large diameter water lines on which a well would ideally be suited to help meet the anticipated needs of the District's customers: the subject property located at 4769 W 5100 S.

In 2020, HWID applied for a Conditional Use Permit on the property, for the development of a well and construction of accessory structures. The Conditional Use Permit application was submitted to formally establish the HWID's intent to construct such facilities at some future date on the property. The 2020 Conditional Use Permit application was not considered because the permit would expire prior to construction, effectively denying the permit, but not officially voting on it.

Elected officials and staff from both Hooper City and HWID worked together over the next two years to propose a land use zone specifically reserving property for the needed facilities to the residents of Hooper City.

In 2022, after extensive public input, the Hooper City Council adopted an update to the City's General Plan. The Plan identifies the subject parcel purchased by HWID in 2019 as an area "RESERVED FOR CULINARY WATER WELL TANK". HWID requests that the City allow the District to utilize their property in accordance with the land use shown on the City's Future Land Use Map.

As the need for an additional source of water to meet the demands of HWID customers continued to draw closer (projected need for another source of water is 2026), HWID commissioned the construction of a temporary test well at the subject property in 2023. The intent of the test well was to determine probable water quality and quantity production that could be expected if a permanent well were constructed at the site.

After determination that a potential production well at the subject site would produce suitable quantity and quality of water, HWID applied in 2023 to Hooper City for a Conditional Use Permit to develop a well and construct accessory structures on the subject property. The 2023 Conditional Use Permit application was denied.

The public hearing for the 2023 Conditional Use Permit application was a great example of the public involvement process working for the benefit of Hooper City citizens, as intended. The hearing allowed HWID to receive vital feedback on how to be a good neighbor and mitigate real and perceived negative impacts to neighbors.

According to Hooper City Code 10-5-5.5 B.1. "A conditional use *shall be approved* if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable city standards, including but not limited to, the health, safety, and general welfare of the population of Hooper City."

The feedback from residents received at the 2023 public hearing are herein acknowledged and addressed in this 2024 Conditional Use Permit Application, "...to mitigate the reasonably anticipated detrimental effects of the proposed use...". HWID requests that the City consider the mitigation measures proposed and allow the District to construct the needed facilities to serve residents within the District boundaries including Hooper City residents.

NARRATIVE

The Hooper Water Improvement District is applying for a conditional use permit to construct a well with associated structures on property it owns with an "R1" zoning designation on the Current Zoning Map and with "RESERVED FOR CULINARY WATER WELL TANK SITES" designation on the Future Land Use Map. The District intends to demonstrate in the following narrative that all "reasonably anticipated detrimental effects of the proposed use" can be mitigated, thereby warranting the issuance of a Conditional Use Permit. Comments received during the public hearing for the District's Conditional Use Permit on November 9, 2023, are addressed, with further discussion of specific citations and following the narrative.

Well Construction: Before construction starts on the well, a sound curtain at least 16' tall will be erected around all 4 sides of the District's property where drilling activities will take place, to mitigate both light and sound impacts on neighboring properties. The well will be constructed using a drilling method (as opposed to a percussive, or hammering, method), which minimizes abrupt banging noises. It is anticipated that up to 5 semi tractors with trailers will enter and exit the site for setup.

Narrative addressing items listed on Conditional Use Permit application to Hooper City by the Hooper Water Improvement District

It is expected that drilling will take up to 2 months, during which time there will be an anticipated 5 passenger vehicles leaving and entering the site daily.

Drilling activity will include discharge of produced water, as the well gets “developed” to be used as a culinary water source. The discharge water will be about about 400 gallons per minute (GPM) (roughly 1 cubic foot per second (CFS)) for a period of 1 week. The drill rig will then be removed from the site, which will again cause up to 5 semi tractors and trailers to enter and leave the site. Following removal of the well rig, a smaller truck will come on site to pump the well at an estimated 900 GPM (2 CFS) up to 3,500 GPM (7 CFS) over the course of about 4 days. All of the produced water will be pumped into mobile tanks near the well, to allow any sands and silts to settle out, then clear water will be pumped into the Wilson Irrigation Company piped ditch along the west side of 4700 W, which piped ditch flows into the City’s storm drain system. Note that well development activities resulting in any discharged water will occur outside of the irrigation season. It is critical to the District that well development water is sent down the piped ditch alone, without adding to the flow of water that would otherwise be present during the irrigation season, so that the potential of overburdening the storm drain system is mitigated.

Site Planning and Design: At conclusion of well construction, the sound curtain will be removed from the site and the only visible structure will be a 3 or 4 foot tall section of 16” or 18” diameter steel pipe sticking up out of the ground. The property will return to its pre-drilling condition as a graveled surface in a pasture, for an estimated 12 months. Improvement plans, meeting the requirements of City and State agencies, will be developed during those 12 months.

The wellhouse and tank designs will be reviewed by the State Division of Drinking Water (DDW) for design elements required for culinary water facilities. The structural features will be designed by a professional structural engineer licensed in Utah, and submitted to Hooper City for review. Appropriate modifications to the plans will be made.

The civil site design will be prepared by a professional civil engineer, licensed in Utah, and submitted to Hooper City for review. Appropriate modifications to the plans will be made.

Site Improvements: Construction activities will then take place over approximately the next 18-22 months. Construction will take place only during daytime hours and will generally involve the same types of contractors and activities that would be present in a residential development. The anticipated structures include two water tanks and a well house. The tanks would be no more than 20’ tall, one being 100’ in diameter and the other being 30’ in diameter. The well house would be less than 25’ tall and be no more than 60’x100’ <For reference, the well 2 filter building is 48’x 84’, but it does not house the well>. A 6’ fence will be installed around the site. Landscaping within the fence will be installed to screen the structures and mitigate the visual impacts of the building and tanks on neighbors.

Operations: Day-to-day operations of the wellhouse would include 1-2 passenger vehicles per day. On a regular basis, only District personnel will visit the site to perform operation and maintenance tasks. Operation and maintenance tasks will include landscape maintenance as well as other operations that will be performed inside the building.

During operation and maintenance, it is anticipated that no vehicles will be parked on the site for longer than a short check-up visit each day. There will be a paved driveway from the public street and paved parking and turnaround space provided on the site to accommodate multiple vehicles.

Occasionally, maintenance issues requiring a specialty contractor will arise, these specialty contractors will typically visit the site with a passenger vehicle, such as a pickup truck with utility boxes.

There will be a backup generator on site that will be exercised weekly to verify proper operation. The generator will be housed in a sound attenuation enclosure, designed for use in a residential neighborhood (technically, the enclosure is specified to reduce sound to 78 dBA at 23 feet; 78 dBA is typical of what a person standing 3’ away from a garbage disposal would hear, [see attached image downloaded from the Federal Aviation Administration site](#)).

Chlorine will also be generated in a low concentration at the well house. The process of generating chlorine utilizes common rock salt. The required salt will be stored in the dry well house on pallets until ready for use. The chlorine will have full spill containment. The low concentration means that it poses no threat to the environment as a gas or a liquid. The chlorine will be injected at appropriate levels to disinfect the water for consumption by District customers.

Part of the intended improvements on the site will include a filtration process that will make the well water more aesthetically pleasing. The by-products of the filtration process will be stored in the smaller of the two tanks, and removed from the site as needed, by either tanker truck or, when available and permitted, sanitary sewer. A bathroom will likely be constructed in the wellhouse for the future when a sewer system is available. Until that time, the site will not have an operable bathroom.

There will be no unusual odors associated with the operation of the well site. During operation and maintenance of the completed well, it is anticipated that no vehicles will be parked on the site for longer than a short check-up visit each day. There will be paved parking provided on the site and turnaround space on the site for multiple vehicles.

ANTICIPATED DETRIMENTAL EFFECTS NOTED AT THE NOVEMBER 9, 2023 PUBLIC HEARING

Feedback from residents received at the 2023 public hearing are hereafter acknowledged and addressed in this 2024 Conditional Use Permit Application, "...to mitigate the reasonably anticipated detrimental effects of the proposed use...".

The public comments from the November 9, 2023 public hearing are presented here in the form of Concern <#> and Response <#>. Only those comments related to the merit of the subject site are included below, to help maintain a focus on the application at hand. Only unique factual comments (as opposed to duplicate comments or statements of preference) from residents are included.

Anticipated Detrimental Effect #1: [Resident]...stresses his concern for the cracks on the walls of his home from the banging of construction.

Response #1: The method of construction for the test well was a method of drilling, similar to drilling a screw through a piece of wood as opposed to hammering a nail; no banging was associated with well construction. There was, prior to construction of the test well, placement and construction of a granular surface (e.g., a parking lot made of gravel) to support the weight of the drilling equipment and materials. Construction of the granular surface may have produced vibration during compaction of the granular materials and be what the resident was referring to. A locally experienced geotechnical engineer, when asked about cracks in the resident's home, said "it is very unlikely that cracks were developed from the construction of the building pad. Typically, when people feel vibrations, they start looking and see what was there before and they never saw because they never looked. It's possible, though not likely, that cracking could have occurred if the compaction was taking place 10' away from the existing structure". The vibratory compaction previously took place 250' away from the resident's home. It is anticipated that any compaction efforts related to future construction on the site will be for footing preparation for a building and tanks and for a paved driving surface. These future efforts would not be any different than compaction efforts for construction of a residential structure and driveway.

Anticipated Detrimental Effect #2: [Resident]: concerned about the lighting and noise.

Response #2: Two distinct methods of construction would occur on the site: drilling and site improvement. Sound walls will be erected to mitigate sounds during drilling. The walls are 16' tall blankets of insulation, wrapped in tarps for longevity, and secured to "telephone poles" around the site. All ground level lights and noises will be deflected up.

Site improvement construction will be by traditional methods that are common to residential construction...masons, roofers, concrete trucks and pumpers. All future lighting at the site will be downthrown to minimize impacts to neighboring properties. Once construction is complete, minimal light and noise will be generated from daily operation.

Anticipated Detrimental Effect #3: [Resident]: is...[not] happy with the 8-foot barb wire fence.

Response #3: A fence without barbed wire will be constructed around the perimeter to mitigate this concern.

Anticipated Detrimental Effect #4: [Resident]: asked what happens when the water tank floods? The retention pond will attract mosquitoes.

Response #4: The water tank will be designed to only receive water from the well when pumping. When the tank reaches a full level, the well will stop pumping to prevent overflow.

A *retention* pond is designed to hold water until it evaporates or infiltrates. The pond will be designed as a *detention* pond. A detention pond slows the flow of water into the City drainage system but does drain. The designed detention pond will not attract any more mosquitoes than a detention pond in any of the residential subdivisions in the City with properly draining *detention* ponds.

Narrative addressing items listed on Conditional Use Permit application to Hooper City by the Hooper Water Improvement District

- Anticipated Detrimental Effect #5: [Resident]: feels that they should build in an open field. Asked for planning commission to vote as if they lived there.
- Response #5: There is no “reasonably anticipated detrimental effect” in this comment to mitigate, so it should not be considered in approving a Conditional Use Permit on the site.
- Anticipated Detrimental Effect #6: [Resident]: asked...the engineer, a geology question. How do you know what the process is to pick this site.
- Response #6: The suitability of the site was determined through industry-standard technical methods, and construction of a test well to verify suitability. The initial study identified an optimal “band” of land running north and south through the District where a well would be recommended. East of the identified “band” and a new well would violate terms of a settlement agreement with Roy City. West of the identified “band” and produced water would have a greater likelihood of being unacceptably saline. Based on the results of the study, the District started to look for available properties within the optimal “band” of land. The subject property became available, and the District purchased it.
- However, there is no “reasonably anticipated detrimental effect” in this comment to mitigate, so it should not be considered in approving a Conditional Use Permit on the site.
- Anticipated Detrimental Effect #7: [Resident]: “Do not take away the views for the residents.”
- Response #7: Proposed structures will conform with applicable portions of the Hooper City Code, which code is intended to reasonably mitigate the impacts of development on existing residents.
- Anticipated Detrimental Effect #8: [Resident]: Not happy with how the Perez Subdivision was dealt with for having dirt piles on the property that no one can see, but the water department can sneak into a subdivision to build a water well. Feels that the 5500 West site makes more sense to him. Not fair for the 12-15 people to take the burden for the Water well.
- Response #8: There is no “reasonably anticipated detrimental effect” in this comment to mitigate. See also Response #7. The District needs wells at both this site and the proposed 5500 West site. **(The 5500 West site will affect 2x as many people as the 5100 South site will).**
- Anticipated Detrimental Effect #9: [Resident]: Mentions that the water department states that it will take 3 years to complete, does not want to have damaged property.
- Response #9: The project, once approved, may take 3 years to complete. Approximately 2 months will be for construction of the well. Approximately 1 year will be for design and approval (through City and State reviewers) during which no construction activity will take place, and approximately 18 months will be for construction of a wellhouse, tanks and associated infrastructure. The estimated 20 months of construction activities will be similar to construction of a residential subdivision, as far as impacts (construction noise, traffic, activities, personnel, lights) to neighboring properties is concerned.
- Proposed structures and construction activities will conform with applicable portions of the Hooper City Code, which code is intended to reasonably mitigate the impacts of development on existing residents.
- Anticipated Detrimental Effect #10: [Resident]: stresses her concern for the decrease on the value of her other homes.
- Response #10: Aside from complying with applicable portions of the Hooper City Code, the District submits the proposed facilities will not have negative impacts on property values. There will always be a paid crew to take care of the yard, building and fences. A set of structures with minimal traffic during daytime hours.

Narrative addressing items listed on Conditional Use Permit application to Hooper City by the Hooper Water Improvement District

Anticipated Detrimental Effect #11: Marvin Zaugg, Chairman at the Water Improvement District: states that once it is in, there will be no noise. They will make it look nice in landscaping. This is not a breeding place for mosquitoes due to the pond draining and not having standing water.

Response #11: See also Responses #4 and #10.

Anticipated Detrimental Effect #12: [Resident]: has heard that the city can be sued if they don't accept it.

Response #12: From the hearing minutes...response was given during the public hearing.

Brandon Richards, our city attorney, states that Hooper is not getting guided by a lawsuit.

Anticipated Detrimental Effect #13: [Resident]: complaints on the wood posts and black tarp for noise control.

Response #13: The wood posts and black tarps referred to are industry-standard "sound curtains" for light and sound control around a drill rig to mitigate the effects of construction noise and lights on nearby properties. The sound curtains were erected to a height of 16', and will be again for future well construction, to deflect light and sound originating from near ground level.

Anticipated Detrimental Effect #14: [Resident]: also agrees on getting compensated for the damage being done to their homes.

Response #14: From the hearing minutes...response was given during the public hearing.

Commissioner Simpson states that it is a civil dispute between them and the water district.

Anticipated Detrimental Effect #15: [Resident]: commenting on Zaugg's comments. Not happy with the building size of the tank and pump house.

Response #15: From the hearing minutes...response was given during the public hearing.

Commissioner Greener asked the audience if there were a height you would like to see for the tank? The audience commented no.

Response #15a: Proposed structures will conform with applicable portions of the Hooper City Code, which code is intended to reasonably mitigate the impacts of development on existing residents.

Specifically, tanks will be less than 20' tall and the wellhouse will be less than 25' tall. Hooper City Code allows for structures up to 25' tall before a conditional use permit is required. As precedence, two applications for over-sized structures were considered and approved in the same public hearing at which the District's 2023 Conditional Use application was considered.

Issues raised at public hearing that were not captured in the minutes:

Issue #1: There is no sanitary sewer available for this property and the proposed improvements rely on sewer...therefore the conditional use permit should be denied.

Response to Issue #1: It is acknowledged that sewer works do not *currently* exist for the property. The proposed improvements will be designed to operate properly without the use of a sanitary sewer. Provisions will be incorporated into the design to connect to a future sanitary sewer system.

Issue #2: There is no storm drain system to take well construction and/or storm water from the site.

Response to Issue #2: It is acknowledged that there is a limited storm drainage system on the proposed well site's 5100 South frontage. There is, however, an established, piped drainage system along 4700 W street. The District is coordinating with landowners to gain access to said drainage system

End of Conditional Use Permit Application

Hooper Water Improvement District

New Well & Water Tank

Water Outlook

4,000+/- new connections

Storage needed

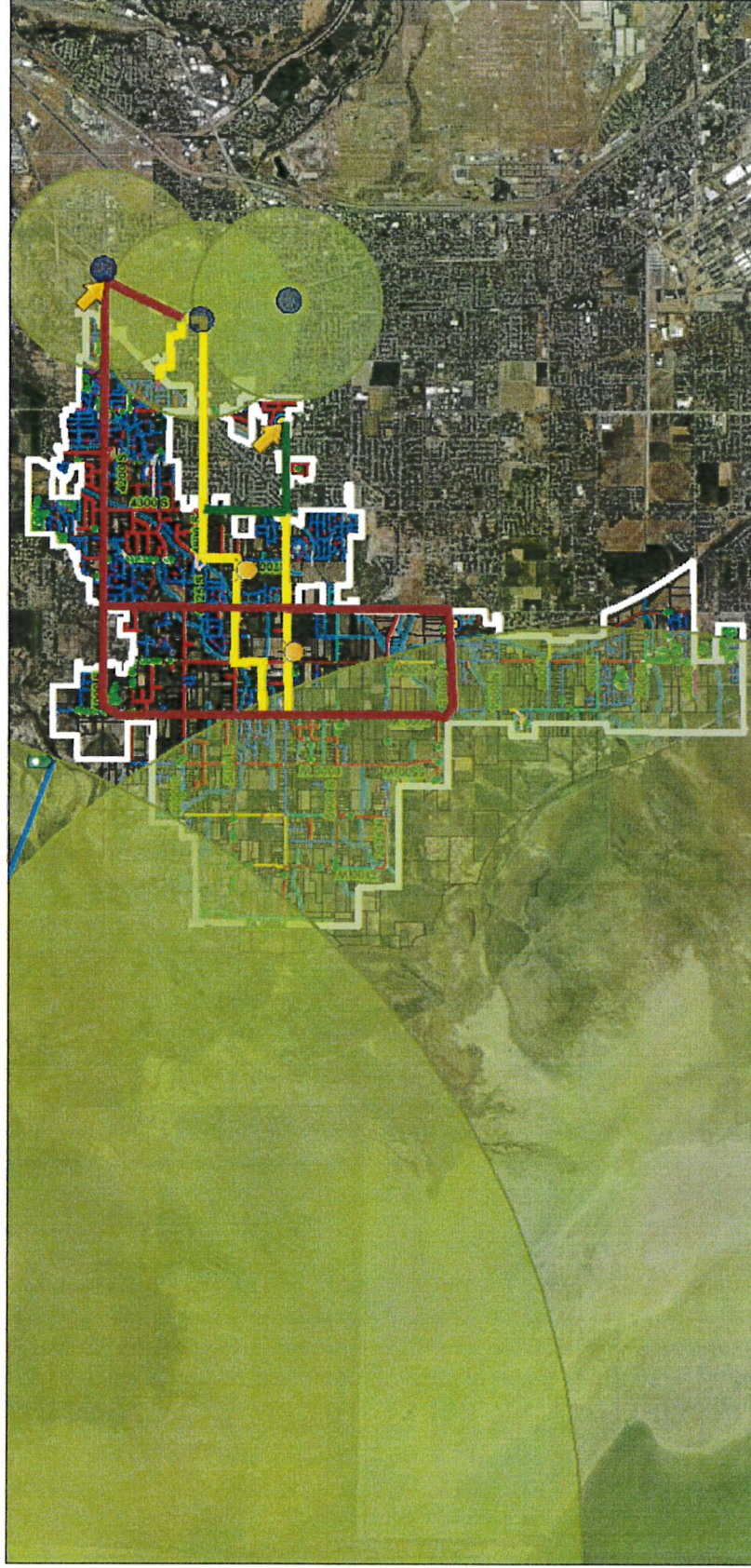
(Well #4 Tank to be 750,000 gallons)



New Source needed that can produce 1,500 gallons per minute (Well #4 expected to produce 2,000+ gpm)

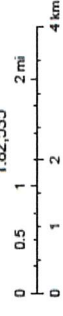
New Source needed that can produce 1,500 gallons per minute (Well #5 expected to produce 2,000+ gpm)

New Production Well Location



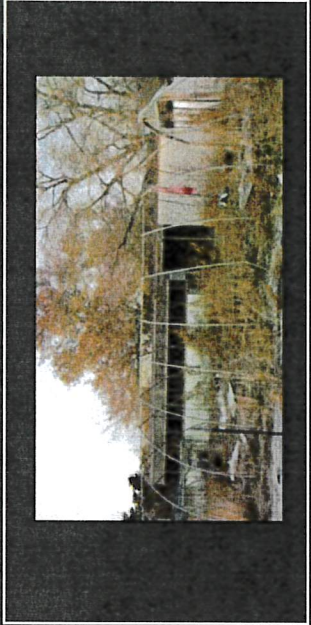
4/24/2024, 9:04:13 AM

132,535



Earthstar Geographics

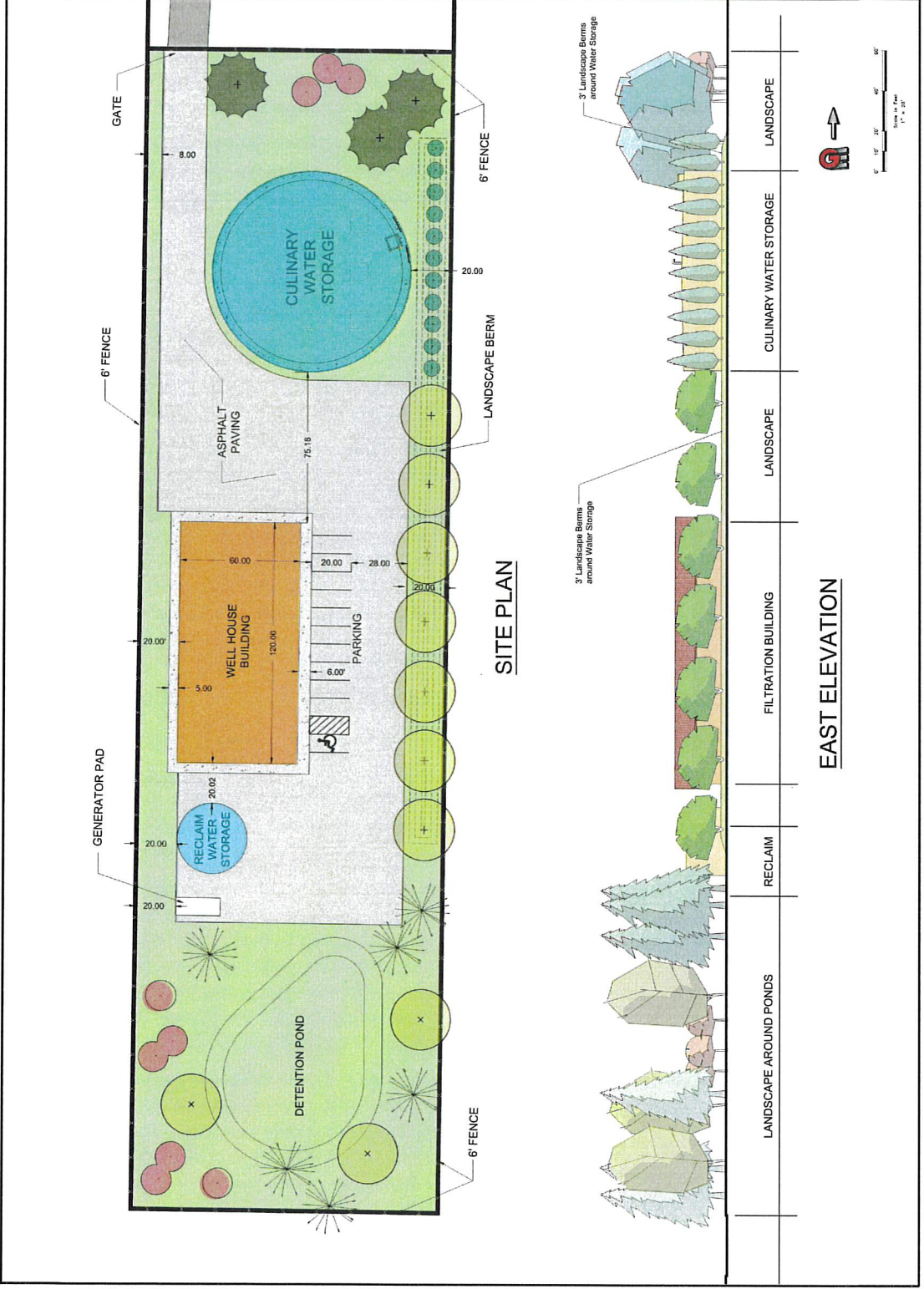
Cole Alan
Hooper Water Improvement District




Hooper Water Improvement District
Well #1



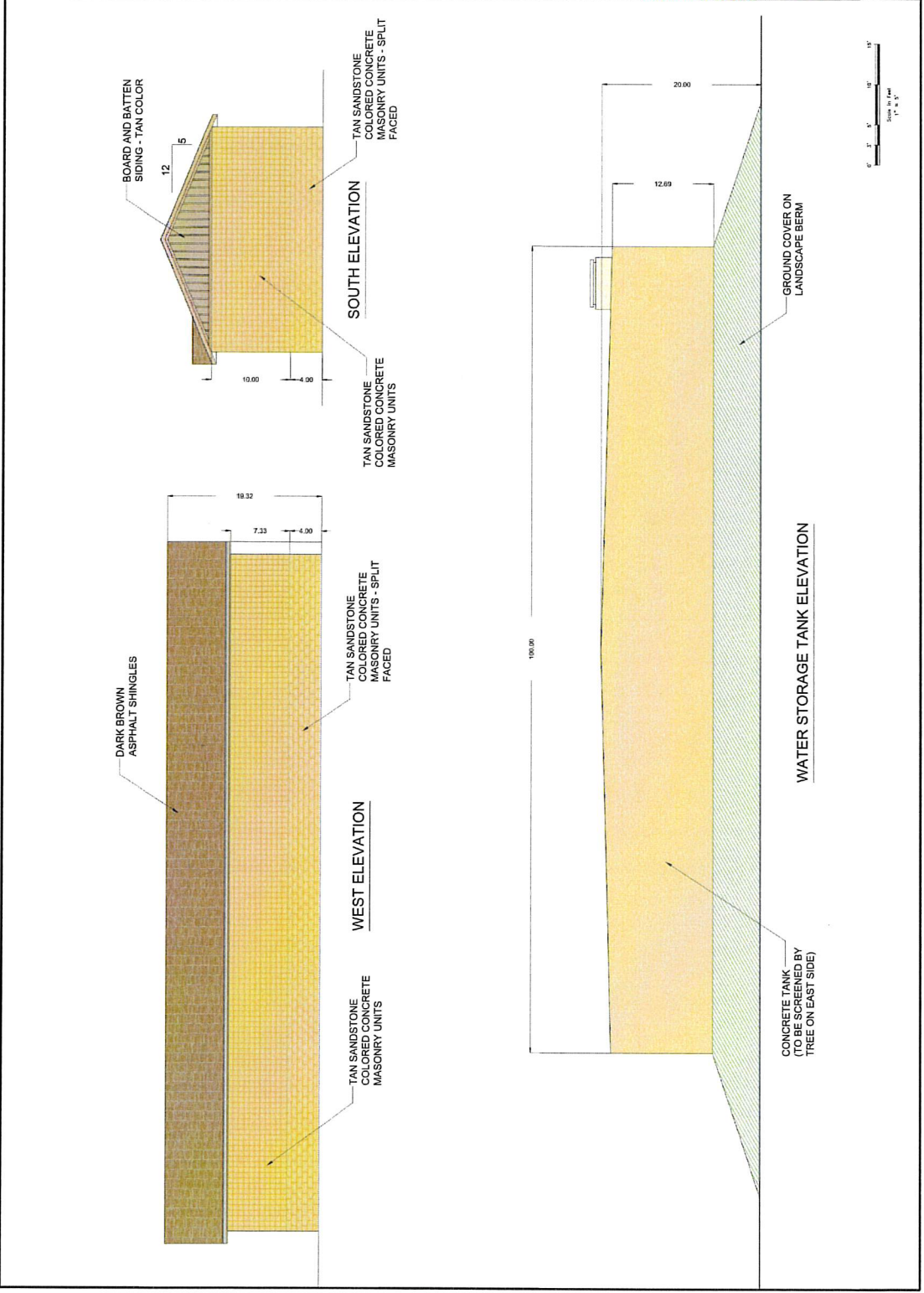
West Point City Water Well and Tank





 <p>GARDNER ENGINEERING CIVIL & LAND PLANNING ARCHITECTURE & INTERIORS</p>	<p>PROJECT NO. 2017-010-0000</p>
	<p>DATE: 11/15/17</p>
<p>PROJECT: BUILDING ELEVATIONS</p>	<p>CLIENT: HOOPER, WEBER, UTAH</p>
<p>ADDRESS: 4769W 5100S</p>	<p>WELL H4</p>
<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 11/15/17</p>
<p>DESIGNER: [blank]</p>	<p>DATE: [blank]</p>
<p>CHECKED: [blank]</p>	<p>DATE: [blank]</p>

C-3



Permits

Conditional Use Permit

(Hooper City)

Application in 2020:

Hooper City Planning Commission did not vote on the permit because the 12-month construction period would have certainly lapsed, so they felt no need to issue a permit at that time.

Application in 2023:

The Conditional Use Permit was denied.

Test Well

(State of Utah)

Permit to drill a test well was issued in 2022.

Test Well Drilled in 2023.

Point of Diversion

(State of Utah)

Application 2024.

Point of Diversion Approval:
April 23, 2024.

Cost of New Source

Well #4

- Current investment in the well is: ~\$2 million. (Paid by impact fees)
- Remaining cost to develop the well: ~\$4 million. (Paid by future impact fees)

On-Going Costs

- Operation: \$100,000^{RCO} per year (Paid by water rates; everyone uses the water, so everyone pays for it)
- Maintenance: Unknown. But is anticipated to be similar to current well and tank sites. (Paid by water rates)

Conditional Use Permit Concerns and Mitigation Plans

Hooper City Code 10-5-5.5 B.1. "A conditional use *shall be approved* if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use..." **RC0**

Topic	Concern	Mitigation
Zoning:	Current: R-1 (on Current Zoning Map)	Future Planned Use: Reserved for Culinary Water Tank Sites (Future Land Use Map)
Construction:	Lengthy construction period	Drilling of the well will take 2-3 months, 12 months dormancy, then 18 months to construct the buildings and tank
Traffic:	Increase in traffic and large vehicles	5 semi rigs at startup and take down to drill the well then normal construction equipment for buildings and tank
Noise:	Construction will be loud	16-foot sound barriers will be installed on all 4 sides of work
Lights:	Bright lights on 24 hours a day	Easements are being obtained to use Wilson Irrigation's ditch/storm drain and sewer in 4700 West when it is available
Utilities:	No sewer, or storm drain	Lights will be pointed down to minimize light
Visual Concerns:	Tall tank, unkempt landscaping	Tank will be 20 feet tall. Lot will be fully landscaped
Fence:	8-foot barbed wire	6-foot fence can be installed (Security is high priority)
Operations:	Loud and increase in people	1-2 vehicles per day will visit the site for maintenance

Hooper City
5580 W. 4600 S.
Hooper, UT 84315

pay: \$200
ch # 155916

Fee: \$200.00
Date Submitted 13 MAY 2024
BHT

Office 732-1064 - Fax 732-0598

Conditional Use Permit - Property

Print Applicant Name: Taylor West Weber Water (Ryan Rogers)
Address: 2815 W. 3300 S. West Haven UT. 84401
Phone #: 801-731-1668
Day Time Phone #: Cell: [REDACTED]
Sp. Feet/Acreage of Property: 10,500 SQ FT / 0.24 ACRES -

Reason for conditional use: Taylor West Weber Water Improvement District (TWWWID) is requesting to install an Antenna to receive water meter readings from services throughout the District in Hooper City. This will allow for water customers ability access meter data real time to support conservation effort, the District will make availab App information to customers. Also this will reduce fuel consumption as the District will not have to drive by meters to collect data every month. Hooper City Public Works has been approach and had no issue allowing TWWWID to install the pole and antenna on the mention parcel where the sewer lift station resides.

Describe use of property: The antenna will be installed in the location shown on the attached exhibit. The antenna will be attached to a 85' foot long wood pole (similar to a power pole) that will be buried in the ground 15'. Top of pole and antenna height will be 70'.

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

This Provide stamps and *mailing addresses* not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). **The addresses must be typed and printed on address labels not hand written.** Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us, then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and *mailing addresses*. ***Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

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	

***Anticipated that no adverse affects will occur due to the installation of the pole/antenna.**

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: [Signature] Date: 5/13/2024

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.

Reason For Conditional Use:

Taylor West Weber Water Improvement District (TWWWID) is requesting to install an Antenna to receive water meter readings from services throughout the District in Hooper City. This will allow for water customers ability access meter data real time and monitor each users water use, the District will make available App information to customers. Also this will reduce fuel consumption as the District will not have to drive by meters to collect data every month. Hooper City Public Works has been approach and had no issue allowing TWWWID to install the pole and antenna on the mention parcel where the sewer lift station resides.

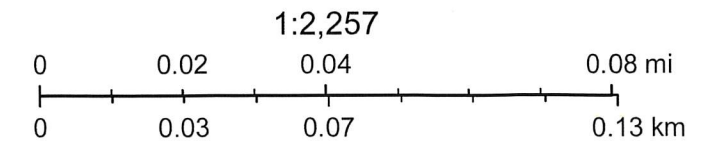
Describe use of Property :The antenna will be installed in the location shown on the attached exhibit. The antenna will be attached to a 85' foot long wood pole (similar to a power pole) that will be buried in the ground 15'. Top of pole and antenna height will be 70'. Installation of equipment will not adversely affect the area.

Antenna Location



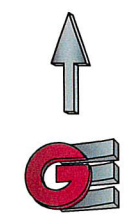
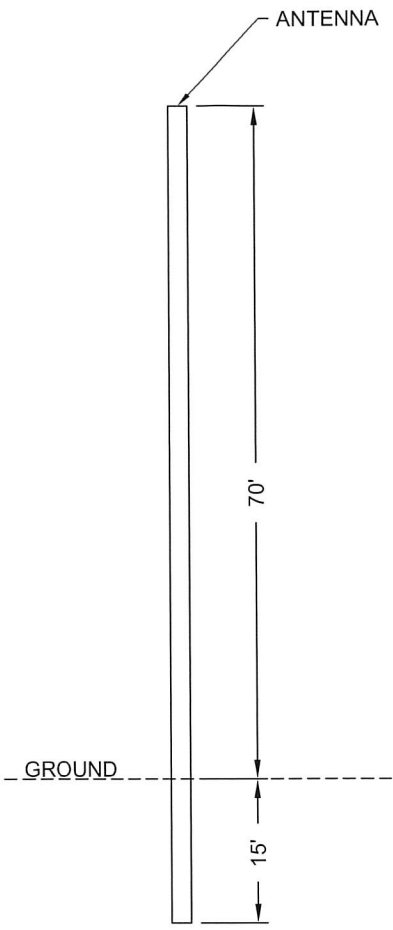
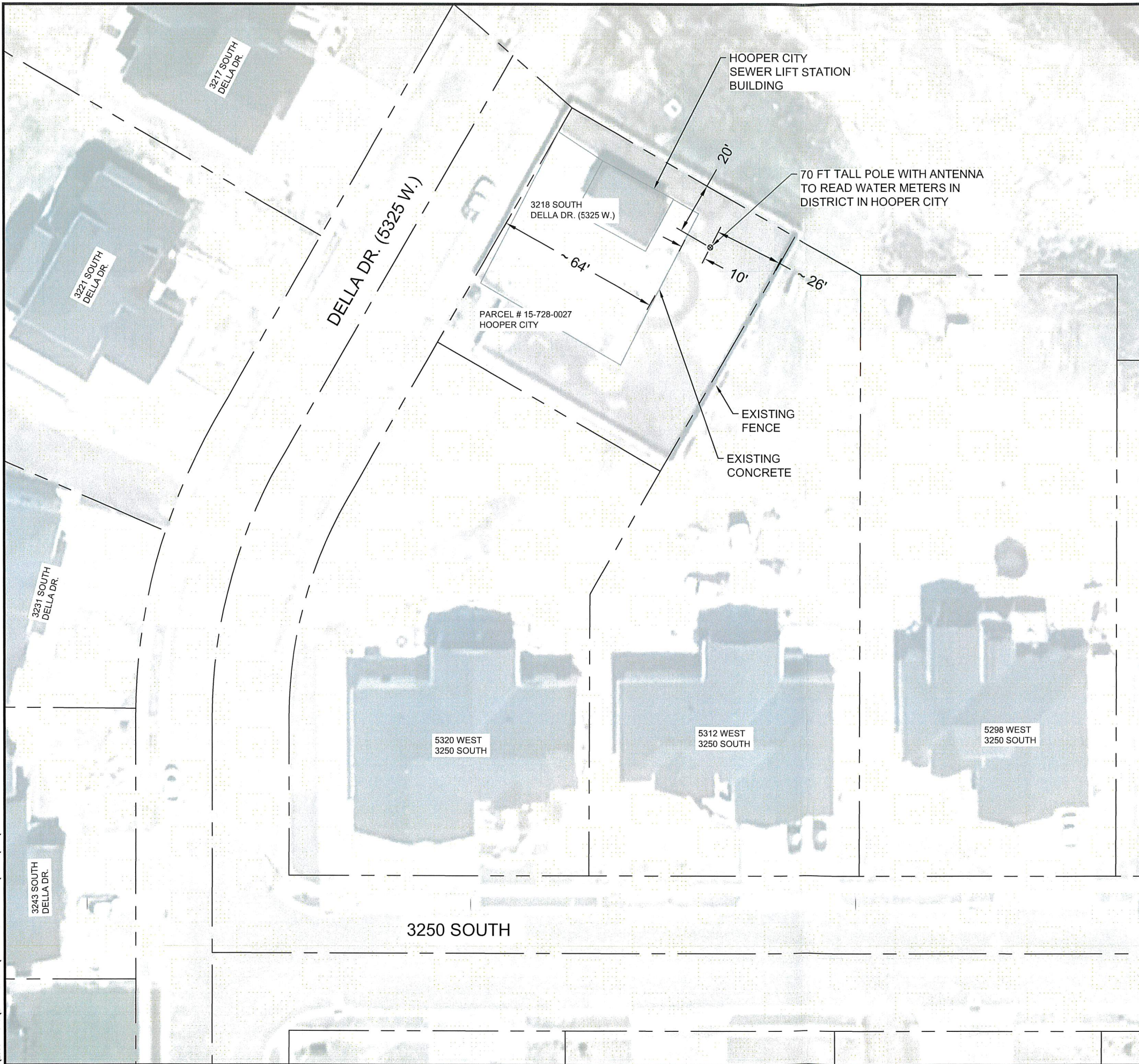
5/9/2024, 11:22:58 AM

- Override 1
- City Boundaries
- Street Labels
- █ Override 1
- Parcel Address
- ▭ Parcel Master

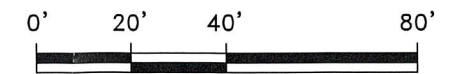


Maxar, Microsoft, Esri, HERE, iPC

RA\2001 - TWWID-ANTENNA\HOOPER CITY SITE PLAN\DESIGN\DWG\HOOPER CITY ANTENNA SITE PLAN 5-9-24.DWG



DEVELOPER:
 TWWID
 RYAN ROGERS
 3218 S 5325 W
 HOOPER *West Haven*
 801-731-1668



Scale in Feet
 1" = 40'

TWWID ANTENNA PROJECT TWWID 3218 S 5325 W WEST HAVEN, WEBER, UTAH		Date: 5-9-2024 Scale: 1" = 40' Designed: MDD Drafted: PCA Checked: MDD								
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1500 W 2100 S, WEST HAVEN, UT 8401 P 801.476.0202 F 801.476.0066	Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Date	Description						
Date	Description									
		01								

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Forest Subdivision R1 Date Submitted _____

Address of Subdivision 5999 So 5100 W Hooper City, UT No. of Units or Lots 1

Owner Name E Frain Perez Address 3639 W 4000 SO Ph _____

Fax # N/A Email Address eFrainPerez00@gmail.com

Subdivider's Name Efrain Perez Address 3639 W 4000 SO Ph _____

Fax # N/A Email Address eFrainPerez00@gmail.com

Name of Intended Escrow Holder N/A Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

Surveyor's Name Jam Felt Address 5160 So 1500 W Ph _____

Engineer's Name White Recup Address 5160 So 1500 W Ph _____

Secondary Water Available? No Contact Michelle Ph _____

Secondary Water System in Place? No Type _____ Ph _____

Culinary Water Available? Yes Type Hooper water Ph _____

Sewer Connection Available? No Contact N/A Type _____

Septic System Appears Feasible? Yes Contact Jeffrey Cowlishaw Type Wisconsin Abound

Is Property in a Flood Hazard Area? _____ Flood Zone _____ Lowest Elevation _____

Access Road Above 4215' Elevation? 4242 Source Surveyor Jam Felt

Please describe any agreements, rights-of-way, easements etc, that could affect this site:
Over Head Power Line @ the back of proposed lot subdivision

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:

The above information is true and accurate to the best of my knowledge.

Date _____ Signature _____

Office Use Only
Subdivision Preliminary Fee: _____ Preliminary Approval Date: _____

Subdivision Final Fee: _____ Final Approval Date: _____

Number of Copies: _____ Envelopes: _____

PAID 600 + 50 MAILINGS 12 OCTOBER 2023 BHT

LEGEND

- = SECTION CORNER
= SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
= BOUNDARY LINE
= REMAINDER PARCEL LINE
= ADJOINING PROPERTY
= EASEMENTS
= SECTION TIE LINE
= ROAD CENTERLINE
= EXISTING FENCELINE
= BUILDABLE AREA
= P.U.E.
= PUBLIC UTILITY EASEMENT
= WATER MONITORING LOCATION
= EXPLORATION TEST PIT

PEREZ SUBDIVISION

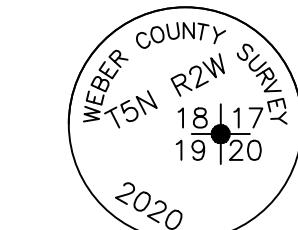
PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
OCTOBER, 2023

SOIL TEST PIT INFORMATION

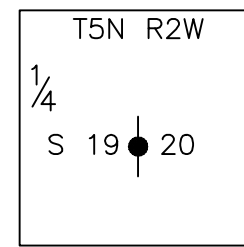
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 407513 E 4556563 N)
0-16" FINE SANDY LOAM, GRANULAR
16-62" MOTTLES @ 44" AND BELOW
62-66" SILT LOAM, MASSIVE STRUCTURE, MANY RED MOTTLES
GROUNDWATER ENCOUNTERED AT 66"

BASIS OF BEARINGS

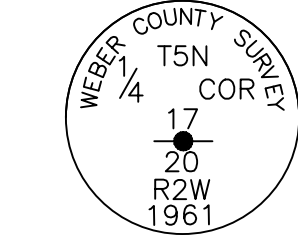
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: SOUTH 00°21'02" WEST.



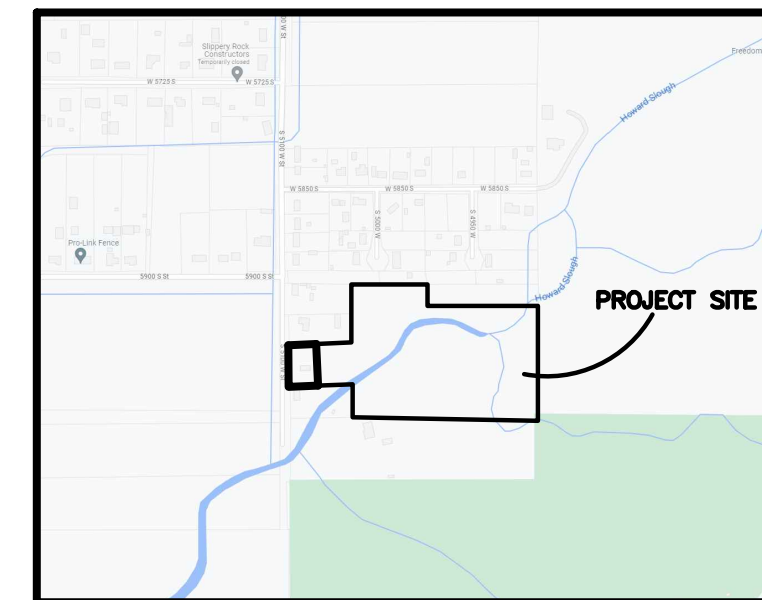
MONUMENT DETAIL A (NOT TO SCALE)



MONUMENT DETAIL B (NOT TO SCALE)

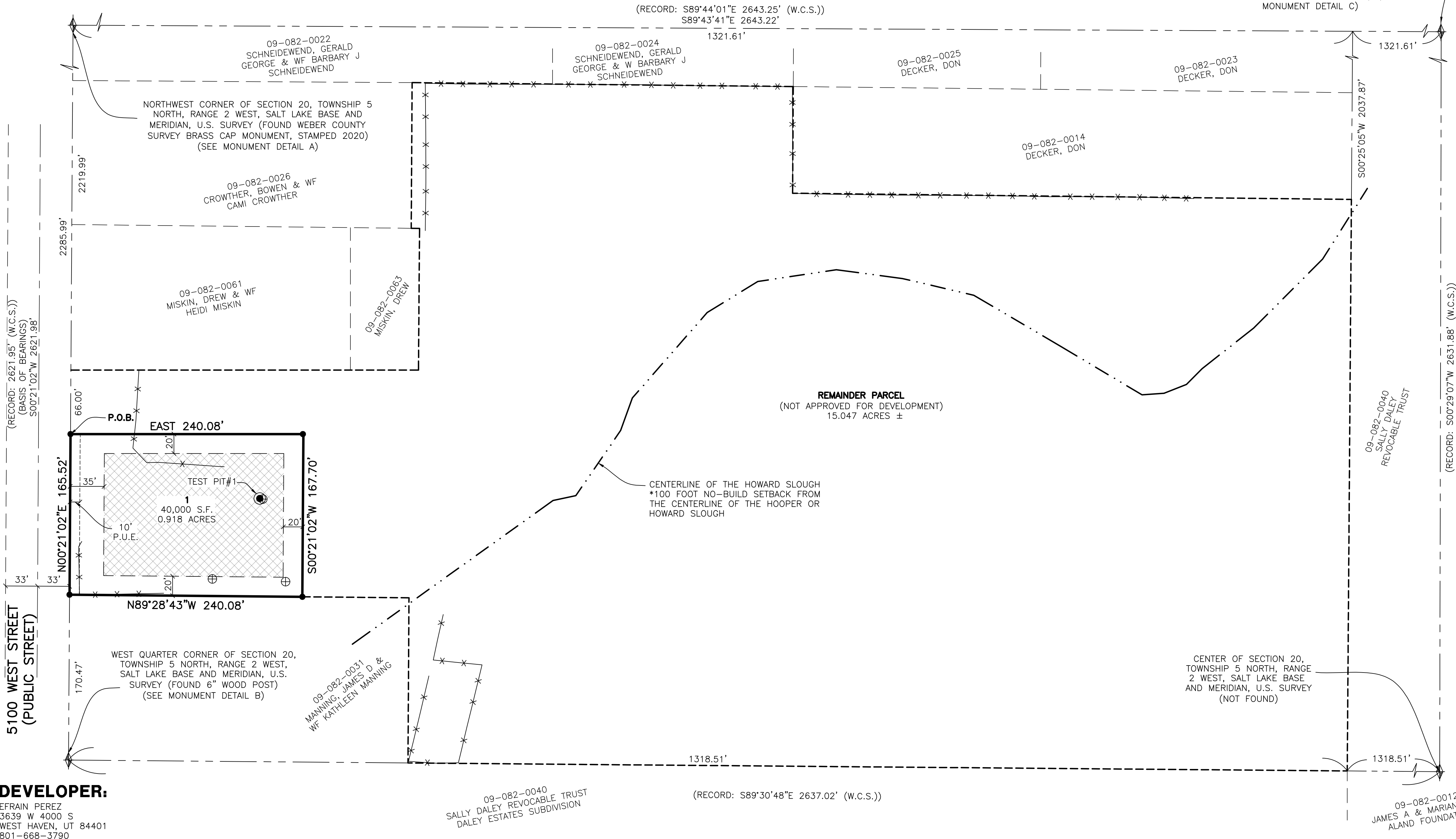


MONUMENT DETAIL C (NOT TO SCALE)



VICINITY MAP NOT TO SCALE

NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT, STAMPED 1961) (SEE MONUMENT DETAIL C)



DEVELOPER:
EFRAIN PEREZ
3639 W 4000 S
WEST HAVEN, UT 84401
801-668-3790

SURVEYOR'S CERTIFICATE
I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH...
SIGNED THIS ___ DAY OF ___, 20__.

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

ACKNOWLEDGMENT
STATE OF UTAH) ss.
COUNTY OF _____)
ON THE ___ DAY OF ___, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

LEGAL DESCRIPTION
PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 5100 WEST STREET, SAID POINT BEING 2285.99 FEET SOUTH 00°21'02" WEST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 20 (SAID NORTHWEST CORNER BEING 2621.98 FEET NORTH 00°21'02" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 20); THENCE EAST 240.08 FEET; THENCE SOUTH 00°21'02" WEST 167.70 FEET; THENCE NORTH 89°28'43" WEST 240.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 5100 WEST STREET; THENCE NORTH 00°21'02" EAST 165.52 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
CONTAINING 40,000 SQUARE FEET OR 0.918 ACRES.

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 7-5-2023
Name: PEREZ SUBDIVISION
Number: 8177-01
Revision: 10-17-23 E.R.
Scale: 1"=60'
Checked: _____

HOOPER CITY ATTORNEY
APPROVED AS TO FORM BY THE HOOPER CITY ATTORNEY
THIS ___ DAY OF ___, 20__.

HOOPER CITY COUNCIL
APPROVED AS TO FORM BY THE HOOPER CITY COUNCIL CHAIRMAN
THIS ___ DAY OF ___, 20__.

HOOPER IRRIGATION COMPANY
APPROVED THIS ___ DAY OF ___, 20__ BY THE HOOPER IRRIGATION COMPANY

HOOPER WATER IMPROVEMENT DISTRICT
APPROVED THIS ___ DAY OF ___, 20__ BY THE HOOPER WATER IMPROVEMENT DISTRICT.

HOOPER CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

HOOPER CITY MAYOR
PRESENTED TO THE HOOPER CITY MAYOR THIS ___ DAY OF ___, 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

Weber County Recorder
Entry No. ___ Fee Paid ___
And Recorded, ___
At ___ In Book ___
Of The Official Records, Page ___
Recorded For: ___
Weber County Recorder
Deputy.

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name The Favers Legacy ^{S.D.} Zone _____ Date Submitted _____

Address of Subdivision _____ Hooper City, UT No. of Units or Lots 2

Owner Name Thane Favers Address 4815 S 6700W Ph [REDACTED]

Fax # _____ Email Address Jody Favers @ Comcast.net
weflyguy @ wsd.net

"Blue"
San-Juan
Weston

Subdivider's Name Same as owner Address _____ Ph _____

Fax # _____ Email Address _____

Name of Intended Escrow Holder N.A. Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

Surveyor's Name David E. Hawkes Address 5554 W 2425 N Ph 801-792-1569
North Hooper, UT 84315

Engineer's Name _____ Address _____ Ph _____

Secondary Water Available? NO Contact _____ Ph _____

Secondary Water System in Place? NO Type _____ Ph _____

Culinary Water Available? yes Type Hooper water Ph _____

Sewer Connection Available? yes Contact _____ Type _____

Septic System Appears Feasible? NO Contact _____ Type _____

Is Property in a Flood Hazard Area? _____ Flood Zone _____ Lowest Elevation _____

Access Road Above 4215' Elevation? _____ Source _____

Please describe any agreements, rights-of-way, easements etc, that could affect this site:

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:

The above information is true and accurate to the best of my knowledge.

Date _____ Signature _____

Office Use Only

Subdivision Preliminary Fee: _____

Subdivision Final Fee: 600⁰⁰

Number of Copies: _____ Envelopes: 29

Preliminary Approval Date: _____

Final Approval Date: _____

HOOPER CITY	
PAID	
APR 18 2024	
Amt <u>\$629⁰⁰</u>	Int. <u>BHJ</u>
Check <input checked="" type="checkbox"/>	Cash <input type="checkbox"/>



HOOPER WATER IMPROVEMENT DISTRICT

P.O. BOX 217 • 5555 W. 5500 S. • Hooper, Utah 84315 • (801) 985-1991

Water Availability Letter

April 9, 2024

Weston Flynn

RE: 2-Lot Subdivision

To whom it may concern,

Weston Flynn has requested that Hooper Water Improvement District supply culinary water to a proposed 2-Lot Subdivision located at approximately 4955 South 5700 West, Hooper, Utah. Hooper Water Improvement District has water available to allocate to the proposed lots. Official application for service must be made to the District before approval will be granted. The engineering, impact and any other associated fees must be paid before construction can begin. If you have any questions concerning this matter, please call me at 801-985-1991.

SAME PROJECT?

Sincerely,

Cole J. Allen

Cole Allen
General Manager



April 17, 2024

WESTON FLYNN

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve near 4931 S 6700 W, Hooper when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Cade Bennett" with a stylized flourish at the end.

Cade Bennett
Pre-Construction Representative



1438 West 2550 South
Ogden, Utah 84401

April 9, 2024

Jerra Fowers
WEFLYNN@WSD.NET
Request: 7219858

Dear Jerra Fowers:

Rocky Mountain Power will supply power to a site located at or near **4931 S 6700 W**, Hooper, Utah.

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4224.

Respectfully,

Roy Avery
Estimator
Rocky Mountain Power

David Reed

to me ▾

Fire has no issue with the subdivision. Comments will be at the time of building submittal. If the drive review. When you are ready to build, send me your civil drawings, and I'll look at those.

This email should work for your letter of subdivision approval. Call me if you need anything else.

Thanks!



David Reed

Deputy Chief/Fire Marshal

8017823580 ext.205

From: Weston Flynn <weflynn@wsd.net>

Sent: Monday, April 1, 2024 3:36 PM

To: David Reed <dreed@weberfd.com>

Subject: Fire Marshal Approval for Minor Subdivision

(

Mon, Apr 1, 3:46 PM (8 vs ago)



way exceeds 150' in length, an approved turn-around will be required. There is no fee for this

10-016-0053
FOWERS
ENTRY #2836880

BASIS OF BEARING
S0172'56"W 2672.89' Weber County Surveyor
S0172'14"W 2672.85' per Thane Fowers Subdivision
S00'47'45"W 2672.90' Meas.

PART OF 10-016-0053

10-016-0061
FOWERS FIVE STAR, LLC
ENTRY #3277608

REMAINDER AGRICULTURAL PARCEL B
Contains 7.05 acres
±43,560 sq. ft.

REMAINDER DESCRIPTION PARCEL B

PARCEL 10-016-0063

A parcel of land lying and situate in the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising the remaining 9.85 acres of parcel 10-016-0053 of the Weber County Records Lying Claim Deed recorded as Entry #2774224 of the Weber County Records lying west of the west line of the Central Weber Sewer Improvement District boundary and excepting all of Lot 1, Thane Fowers Subdivision, (Book 93, Page 18, of the Weber County Records), Basis of Bearing for Subject Description being South 00'47'45" West 2672.90 feet (measured) between the Weber County Brass Cap Monuments monumenting the west line of the Northeast Quarter of said Section 14. Subject parcel being more particularly described as follows:
Commencing at the 1974 Weber County Brass Cap monument marking the North Quarter Corner of said Section 14, thence South 00'47'45" West 580.13 feet coincident with the said quarter section line; thence South 89'12'15" West 1080.26 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; East 1013.05 feet to a point on the west boundary of Thence North 89'43'12" East 1013.05 feet to a point on the west boundary of said Thane Fowers Subdivision; thence South 00'16'49" East 53.90 feet coincident with said west line to the Southeast Corner thereof; thence North 89'43'12" East 18.48 feet, more or less, to the west boundary of said Central Weber Sewer District; thence South 00'03'42" East 360.84 feet, more or less, to the southeast corner of the subject parcel; thence North 89'36'48" West 1031.87 feet along an ancient fence to a number five rebar and cap stamped "PLS 356548"; thence North 00'14'19" East 402.75 feet to on the point of beginning.
Contains 9.85 acres

S00'07'41"W 53.89'
per Thane Fowers Sub. 53.90'
S00'16'49"E

N89'43'12"E 1013.05'
S89'52'19"E 1013.05' per Thane Fowers Sub.

S89'12'15"E
1882.25'

±16.48' ±24.14'

10-188-0001
LOT 1
THANE FOWERS SUBDIVISION
BOOK 03, PAGE 18

S89'52'19"E 304.15' per Thane Fowers Sub.
N89'43'12"E 304.48'
263.86'

Find #5 rebar/cap
Stamped "Reese"
on E 0.62' west of
right of way line.

LOT 1
Contains 0.92 acres
±40,000 sq. ft.

REMAINDER AGRICULTURAL PARCEL A
Contains 0.56 acres
±24,406 sq. ft.

LOT 2
Contains 0.92 acres
±40,000 sq. ft.

±N00'03'42"W 360.84'

N00'03'38"W 150.03'

N00'03'38"W 151.09'

N89'56'22"E 264.78'

S89'56'22"W 263.86'

N89'36'48"W 1319.87'
N89'12'19"W 1319.49' per Thane Fowers Sub.

±1031.87'

±23.21'

264.79'

Find #5 rebar/cap
Stamped "Reese"
S=0.07'
W=0.42'

S00'03'38"E 364.19'
S00'21'25"W 364.19' per Thane Fowers Sub.

N00'03'32"W 2748.92'

S00'03'52"W per ROS's 7350, 7421, 7439, & 7550
S00'42'59"W per ROS 1071

LOT 2
COX CORNER
SUBDIVISION
PHASE 2
ROS 72H

S05'00'26"W 2719.50' Meas.
S05'25'40"W 2719.59' per ROS 6764

ROS 72H

Find #5 bar/cap
Stamped "CLS"

S88'47'34"E 229.10' (Calc'd) 14
S88'22'25"E 229.10' ROS 1437

East Quarter Corner Section 14
Township 5 North, Range 3 West
Salt Lake Base and Meridian
Not find position calc'd from
County Records and find witness
monument.

HOOPER WATER IMPROVEMENT DIST

Presented to the Hooper Water Improvement District
time this subdivision was accepted.

Signed this _____ day of _____

6100 SOUTH STREET

10-016-0065
RAYSHIRE, LLC
ENTRY #2D0033883
ROS 462D
ROS 436B

10-016-0064
RAYSHIRE, LLC
ENTRY #2830428

Center Quarter Corner Section 13
Township 5 North, Range 3 West,
Salt Lake Base and Meridian
Find Weber County Brass Cap Monument.

14
14
14
14

AS NOTED
OR AS NOTED

Stamped 1974
Weber County Brass Cap Monument

S00'35'50"W 2714.05' per Weber County Surveyor

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.
	HA5 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 st Notice	Notice – No Fine
	2 nd Notice	\$125
	3 rd Notice	The above \$125 + \$250
	4 th Notice - Violator to pay legal and administrative costs	Legal Action
Class C Building Code Regulations, Home Occupation Business license, Storm Water Violations, Etc.	1 st Notice	Notice – No Fine
	2 nd Notice	\$50
	3 rd Notice	The above \$50 + \$100
	4 th Notice - Violator to pay legal and administrative costs	Legal Action
Infraction	1 st Notice	Notice – No Fine
	2 nd Notice	\$25
	3 rd Notice	The above \$25 + \$50
	4 th 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 st Time in a calendar year	\$35
	2 nd 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

5-5-21 Work Without Permit; Penalty.

- A. A stop order may be issued by the Engineer directed to any Person or Persons doing or causing any work to be done in the public way without a permit.
- B. Any Person found to be doing work in the Public Way without having obtained a permit, as provided in this ordinance, shall be required to pay a permit fee, as well as penalties outlined in the Fee Schedule.
- C. Any damage to City-owned facilities or damages resulting from the interruption of services caused by any Person working without a permit shall be the sole responsibility of that Person. The City shall employ whatever resources necessary, City personnel and equipment, contractors, or both, to repair damage and/or re-establish services and the entire cost of those resources shall be borne by the Person.
- D. Fines, penalties or cost of damages resulting from working without a permit must be paid in full before the City will issue a permit to commence the suspended work.

6-4-20 Violation And Penalty.

- A. The violation of any provision of this Chapter is a Class C misdemeanor. Each day that a violation occurs shall constitute a separate offense.
- B. In addition to any criminal fines and/or penalties which may be assessed for a violation of this Chapter, the City shall have the right to issue a stop work order or to install and/or maintain appropriate erosion and sediment control measures on any site which is required to have such measures in the event that construction activity is commenced or continued without such measures having been installed as required by this Chapter. The City shall have the right to have such measures installed or maintained by City personnel or hire a private contractor to perform such work and the contractor and /or property owner shall be liable for any and all expenses related to performing such work plus a 25% penalty charge. The City may assess said charges against the bond posted or the escrow established by the contractor and/or property owner.
- C. If, as the result of the violation of any provision of this Chapter, the City or any other party suffers damages and is required to make repairs and/or replace any materials, the cost of repair and/or replacement shall be borne by the violating party and shall be in addition to any criminal or civil fines and/or penalties.
- D. Violators of this Chapter may also be subjected to prosecution, civil fines and penalties from Hooper City, the State of Utah and the United States EPA

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

Allowed Use	Agriculture Dist.
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

10-2C-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

10-2D-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

10-3E-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

Allowed Use	R1	R2
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	-	-

10-2B-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

