

**HOOPER CITY
PLANNING COMMISSION AGENDA
JANUARY 12, 2023 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, January 12, 2023, 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 – Chairperson Simpson
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
 - a. Motion – Approval of Minutes dated December 8, 2022.
4. Action Items
 - a. Conditional Use Permit Request for Thomas Johnson for an oversized structure totaling 1,728 sq ft located at 6222 W. 5100 S.
 - i. Motion to enter a public hearing to receive public input on request
 - ii. Motion to close the public hearing and proceed with the regular meeting
 - iii. Planning Commission Discussion and/or Motion on request
 - b. Final Review of the Pheasant Acres Subdivision located at approximately 2900 S. 5100 W. for RCAJ Adventures LLC
 - i. Motion to enter a public hearing to receive public input on request
 - ii. Motion to close the public hearing and proceed with the regular meeting
 - iii. Planning Commission Discussion and/or Motion on request
 - c. Preliminary Review of the Spring Landing Subdivision located at approximately 3502 S. 5500 W. for Heritage Land Development and the Torghele Family
 - i. Motion to enter a public hearing to receive public input on request
 - ii. Motion to close the public hearing and proceed with the regular meeting
 - iii. Planning Commission Discussion and/or Motion on request
 - d. Motion- Confirm time and place of regularly scheduled Planning Commission meetings for the year 2023
 - e. Motion- Appointment of 2023 Planning Commission Chairperson
 - f. Motion- Appointment of 2023 Planning Commission Vice- Chairperson
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

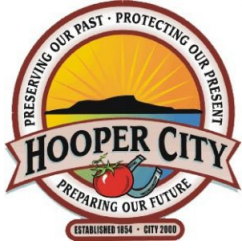
Morghan Yeoman

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 Hooper City Post Office, and the Hooper City Sinclair Gas Station; the Utah Public Meeting Notice website; and hoopercity.com on or before January 19, 2022.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, DECEMBER 8, 2022, 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 October 18, 2022, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Blake Cevering
Sheldon Greener
Nathan Platt – Vice Chair
Amanda Prince
Mary Simpson – Chair

CITY STAFF & CITY COUNCIL PRESENT:

Tereasa Chugg – Deputy City Recorder
Dale Fowers – Mayor
Briant Jacobs – City Engineer
Brandon Richards – City Attorney

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 they discussed agenda items.

7:00PM REGULAR MEETING

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Cevering offered reverence.

3. Consent Items**a. Motion – Approval of Minutes dated October 18, 2022**

COMMISSIONER PLATT MOVED TO APPROVE THE MINUTES DATED OCTOBER 18, 2022.

COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:**CEVERING****GREENER****PLATT****PRINCE****MOTION PASSED.****VOTE:****AYE****AYE****AYE****AYE****4. Action Items****a. Report – Final Approval on Hardy Denny Subdivision**

- i. Briant Jacobs gave presentation on making property at 5120 West 4000 South into a minor subdivision. Breaking them off into 2 new parcels and making them single family residential and leave 1 remaining as unbuildable due to the existing home already on the property. Briant addressed that it will be in the R-1 zone. With the road (4000 South) being dedicated to UDOT. Commissioner Simpson verified with Briant that the frontage of the road will be 150 feet.

Commissioner Cevering asked about road dedication and if it requires a declaration lane.

Briant Jacobs confirmed with the answer, No.

- ii. UDOT has granted access permit, 30-foot-wide access with separate driveways. With a 4-foot separation between driveways. Leaving room for a sewer pit. Making each individual driveway 13 foot wide.

Blake Cevering had asked if we have everything for the sewer easement. Briant confirmed that the sewer easement is 36 inches.

Commissioner Greener asked about having a city ordinance of the width of the driveway / sharing a driveway? Briant confirmed, no too both. Briant mentioned that there is some weird verbiage on the ordinance. Staff recommends approving the approach for the shared driveway.

- iii. Vac sewer, approach across the UDOT road. With an open trench to make sure the slop is right. UDOT will allow with more paperwork.
- iv. There is 1 open ditch that is for both irrigation and tail water. Open ditch will be eliminated and piped with easement to Hooper Irrigation. Stormwater and tail water will be adding another swell to collet water and pipe to the west to the collection box by Zaugg. Irrigation for the lot will receive from Wilson irrigation water. Wilson has provided letter.
- v. Land will use separation fence. Waivers provided from Cox & Zaugg. Do not need it on the east side because it is already residential.

Commissioner Prince stressed the concern of the ditch being washed out and the fence falling in.

Briant responded back, yes; with the new correction being made the fence will not fall in.

Commissioner Cevering provided us with details on pipe sizing. (Hooper 15") (Wilson 18"). Needing to confirm and talk with Michelle to confirm pipe size for Hooper.

- vi. Briant gave recommendations to accept the land use for separation for fence waivers. Sewer service to be installed in open ditch. Also providing curb, gutter, sidewalk, and escrow.

Commissioner Simpson expressed her concern they she does not think it can stay how it is installed.

b. Nate Denny – Representing the Denny Subdivision (5120 w. 4000 s.)

- i. Tailwater ditch will flow from Lot 2 to Lot 1. Nate can provide us with drainage agreements that are in place. The sewer will be open cut (Approved by UDOT).

Commissioner Greener confirmed with Nate that he does not have any dump trucks that will be on the property.

Nate Denny acknowledges that he owns a company and shop, located in Layton. Where he will only have a 5th wheel and no construction equipment on the property.

Commissioner Simpson asked when he would anticipate to break ground.

- ii. Nate will start onsite work as soon as it is approved. Anticipating to cut the road on April 15th. Will provide plates and flaggers during

work hours (9am-3pm). Nate mentioned that it should only take a day and a half to complete road work. Will only need to cut 22 ft. of the road, leaving the other half will be functional and not be touched. Will bore for water service to the Taylor West Weber line.

iii. Enter a public hearing to receive public input on request

There were no public comments.

Commissioner Greener discussed the general design standards. Commissioner Richards questioned that the driveways are not shared and constructed to be separate. Commissioner Prince stated that it would be a shared approach but separated and divided by a 4 ft gravel. Commissioner Greener asked if pulling in and crossing over the divider between the properties could lead to issues. Commissioner Richards said that anything could cause issues, and that the maintenance for the 4 ft difference will be the same as any other property. Briant discussed that they could widen their own property by splitting the 4 ft between the two residents. Making them gain another 2 ft for driveway.

**COMMISSIONER PRINCE MOVED TO
RECOMMEND FINAL APPROVAL OF THE HARDY
DENNY SUBDIVISION (2 LOT) LOCATED AT
APPROXIMATELY 5120 W. 4000 S. WITH THE
RECOMMENDATION FOR ESCROW, CURB,
GUTTER, AND SIDEWALK. COMMISSIONER PLATT
SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

5. Enter a public hearing to receive public input on request

There were no public comments.

6. Adjournment

**AT APPROXIMATELY 7:30 PM, COMMISSIONER CEVERING
MOVED TO ADJOURN THE MEETING. COMMISSIONER
PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

COUNCIL MEMBER:**VOTE:****CEVERING****AYE****GREENER****AYE****PLATT****AYE****PRINCE****AYE****MOTION PASSED.**

Date Approved: _____

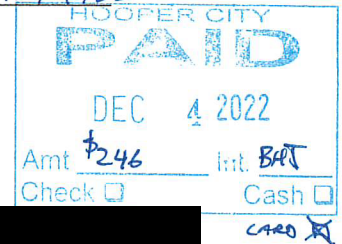
Tereasa Chugg, Deputy City Recorder

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

Fee: \$200.00
Total sq. ft. of Structure 1,728
Date Submitted 12/4/22 22ft 4in

Conditional Use Permit Oversized Structure

Print Applicant Name: Thomas Johnson
Address: 6222 W 5100 S
Phone #: [REDACTED]
Day Time Phone #: [REDACTED] 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 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 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

- ☐ What will the structure be used for? garage / storage
- ☐ 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: _____

- ☒ 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 use 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.

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 the 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: 12-1-22

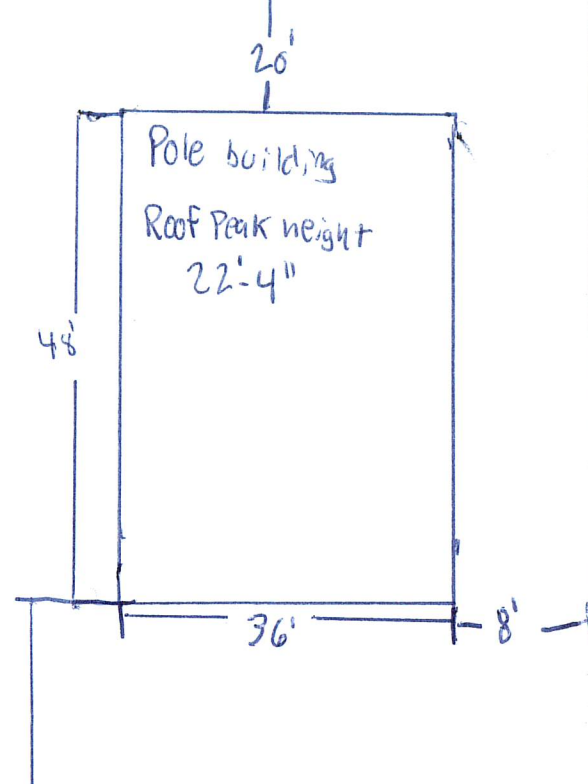
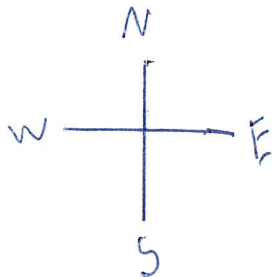
Name of Applicant

Approval Date: _____ Disapproval Date: _____

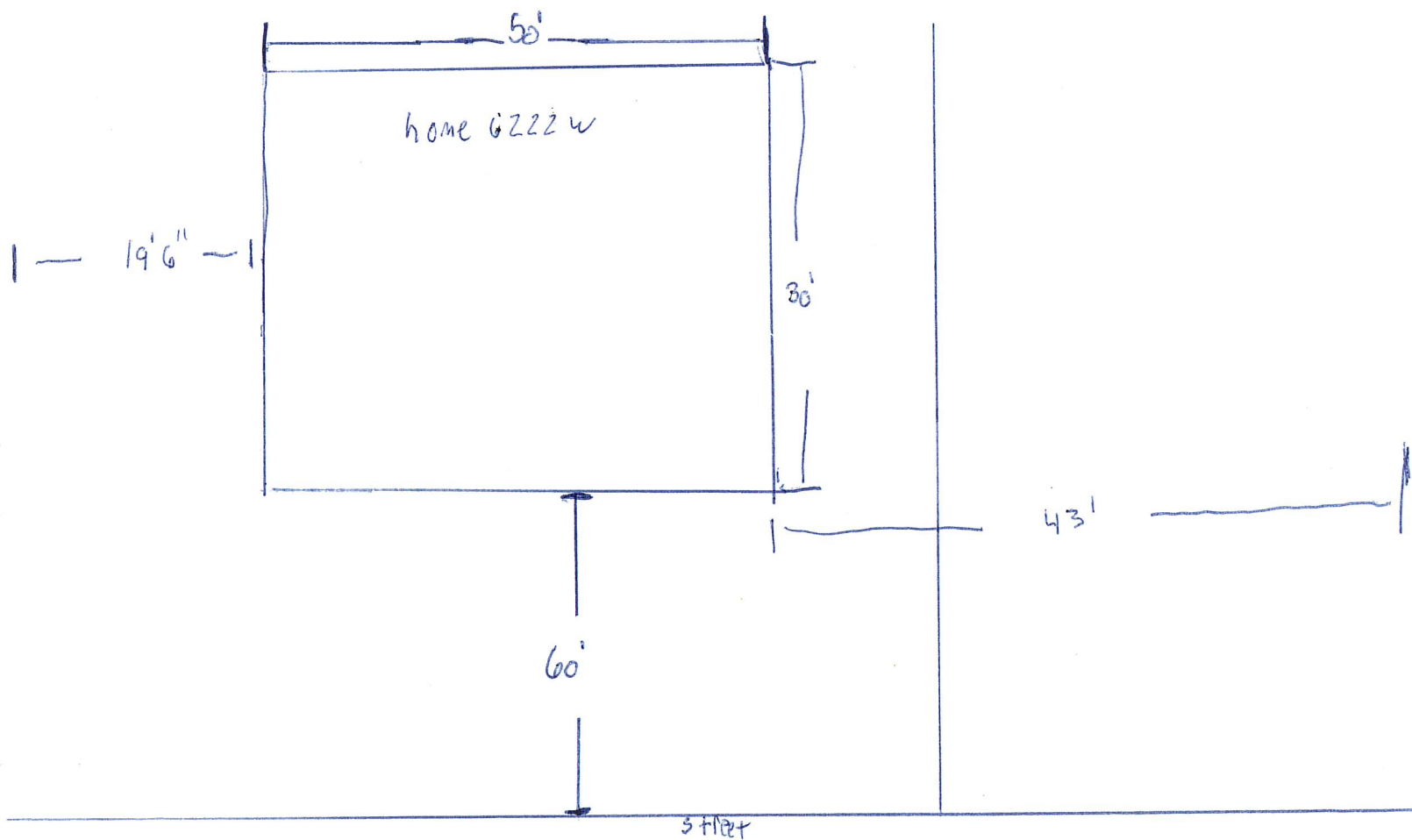
Planning Commission Chairman

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.



150'



street

51005

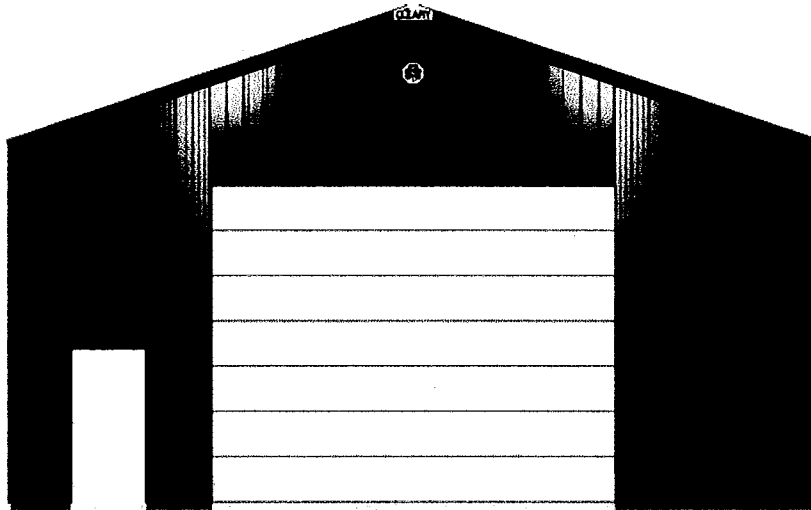


P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

12/1/2022
JOHNSON, TOM
Doc ID: 4060020221201115932

Cleary/Owner Project Contract - Material Only

Condensation Control: None
Insulation: None



North End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

End Wall 1 on Building 1
Siding: Standard Steel Panel
Tyvek: None
Wainscot: None
Gable Filler Strips: Gable filler strips not included.
Treated Plank Filler Strips: None

Ventilation

End Wall 1 on Building 1
Overhang: None

Accessories

End Wall 1 on Building 1
Overhead Frame Out(s):
18' 0" Width x 14' 0" Height
Headroom Available: 1' 8"
Additional Header material required: Overhead Frame Out with 13" to 20" of Required Headroom without Liner
Distance from left edge of wall to left edge: 9' 0 1/4"
Distance from 100'+0" mark to bottom of the overhead frame out plus: 4"
OVERHEAD DOOR NOT INCLUDED UNLESS OTHERWISE NOTED IN WRITING IN THE ADDITIONAL BUILDING COMPONENTS OR CLOPAY BUILDING PRODUCTS SECTION.

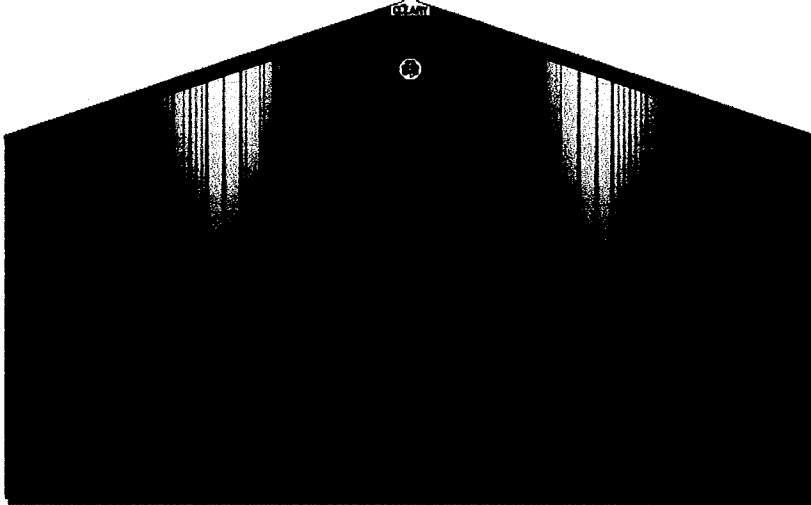
Walk Door(s):
Standard, Steel Jamb 3 1/2" 3'-0"x6'-8"
Distance from left edge of wall to left edge: 2' 11"



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Cleary/Owner Project Contract - Material Only



South End Wall 2 on Building

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

End Wall 2 on Building 1
Siding: Standard Steel Panel
Tyvek: None
Wainscot: None
Gable Filler Strips: Gable filler strips not included.
Treated Plank Filler Strips: None

Ventilation

End Wall 2 on Building 1
Overhang: None

Accessories

End Wall 2 on Building 1
None

Interior Finishes / Insulation

End Wall 2 on Building 1
Condensation Control: None
Insulation: None

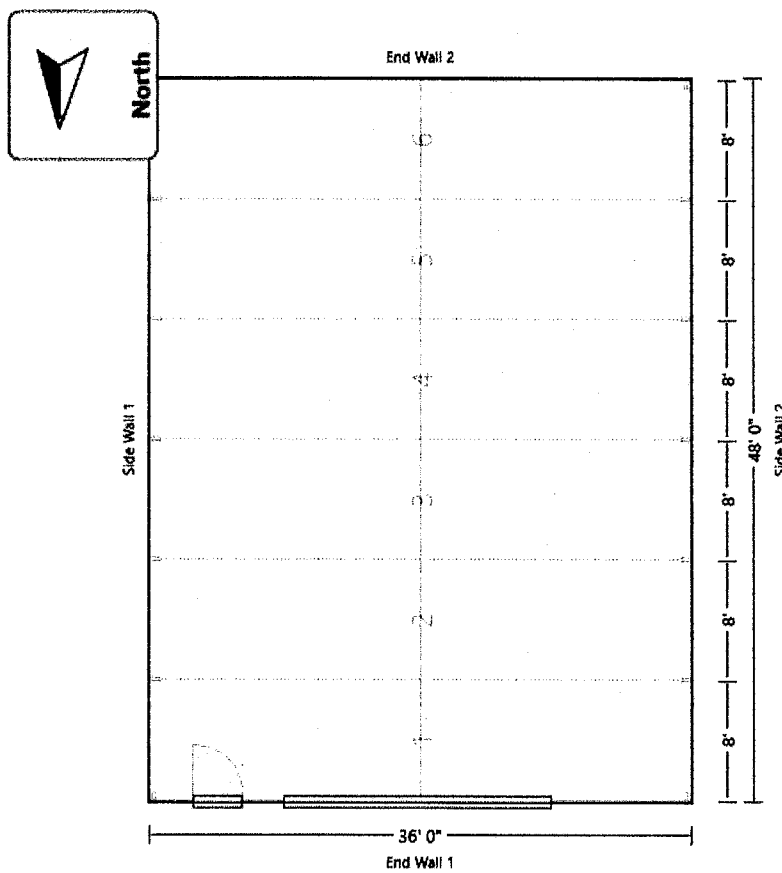


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Fax: (608) 845-7070

12/1/2022
JOHNSON, TOM
Doc ID: 4060020221201115932

Cleary/Owner Project Contract - Material Only

Floor Plan





P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

12/1/2022
JOHNSON, TOM
Doc ID: 4060020221201115932

Cleary/Owner Project Contract - Material Only

Type: In Ground
Concrete Floor: Yes - Supplied by Purchaser
Sakrete Supplied By Cleary

Roof Finish and Accessories for Building 1

Exterior Finishes

Roof: Standard Steel Panel

Ventilation

Roof

Ridge Cap

Standard Ridge Cap: Not vented

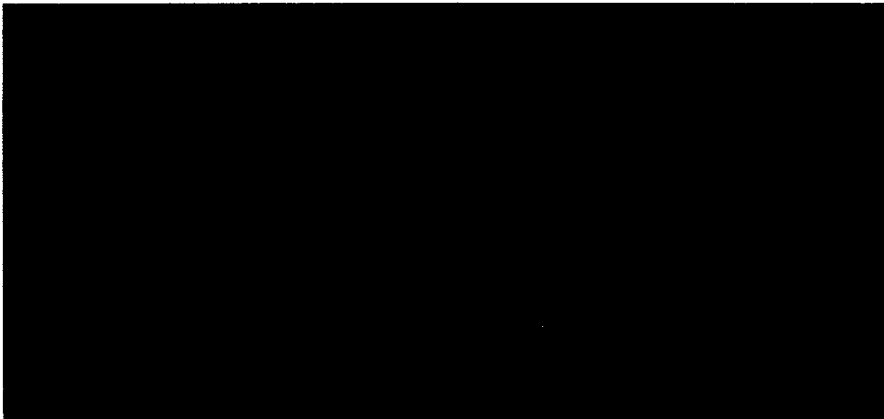
Accessories

Roof:

Condensation Control for Building 1: None

Weathervane: Cleary weathervane not included with building

Elevations for Building 1



East Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

Side Wall 1 on Building 1

Siding: Standard Steel Panel

Tyvek: None

Wainscot: None

Eave Filler Strips: None



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12/1/2022
JOHNSON, TOM
Doc ID: 4060020221201115932

Cleary/Owner Project Contract - Material Only

Treated Plank Filler Strips: None

Ventilation

Side Wall 1 on Building 1

Overhang: None

Accessories

Side Wall 1 on Building 1

None

Interior Finishes / Insulation

Side Wall 1 on Building 1

Condensation Control: None

Insulation: None



West Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

Exterior Finishes

Side Wall 2 on Building 1

Siding: Standard Steel Panel

Tyvek: None

Wainscot: None

Eave Filler Strips: None

Treated Plank Filler Strips: None

Ventilation

Side Wall 2 on Building 1

Overhang: None

Accessories

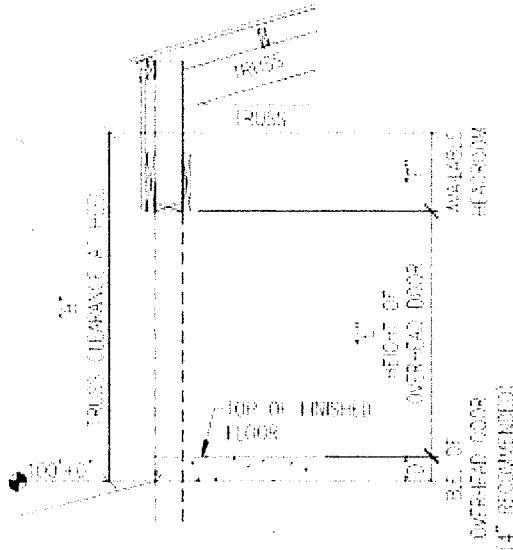
Side Wall 2 on Building 1

None

Interior Finishes / Insulation

Side Wall 2 on Building 1

Cleary/Owner Project Contract - Material Only



"D" = Bottom elevation (B.E.) of overhead door: **0' 4"**

The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **14' 0"**

Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **1' 8"**

Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$

Payment Terms

Amount	Type	Percent	Description
\$8,346	Down Payment	25%	Upon the signing of the contract with CLEARY BUILDING CORP.
\$25,036	Delivery Payment	75%	Payment due upon first load of building materials. In the event that multiple loads of materials are required, due to the size of the building, the remaining materials will be shipped to the site as needed while the building is under construction
\$33,382	Total Amount	100%	

TERMS OF PAYMENT: (1) If Contract Amount is \$35,000.00 or less, the terms of payment shall be as provided in the payment terms section above. (2) If Contract Amount is over \$35,000.00, the terms of payment shall be pursuant to the Bank Reference Form which is made a part of this Contract.

If the Purchaser fails to make a payment when due, Purchaser agrees to pay Cleary, upon demand, a delinquency charge equal to the lesser of three-quarter percent (.75%), or the highest rate allowed by law, of the delinquent amount per fifteen (15) days, from the date the delinquent amount is due, until the date it is paid.

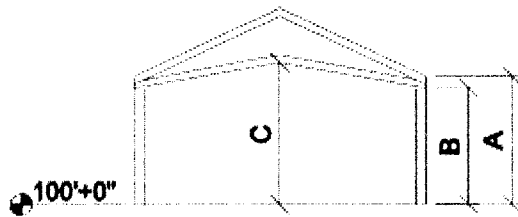
Purchaser agrees not to send Seller payments marked "paid in full", "without recourse", or similar language. If Purchaser sends such a payment, Seller may accept it without losing any of Seller's rights under this Contract, and Purchaser will remain obligated to pay any further amount owed to Seller.

Cleary/Owner Project Contract - Material Only

Truss Type



Note: Clearance may be reduced by finished floor height.



Raised Lower Chord Truss (RLC)

Roof Pitch:	4/12
Roof Peak Height:	22' 4"
"A" = Actual Eave Height:	16' 4"
"B" = Truss clearance at heel:	15' 0"
(Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)	
"C" = Truss clearance at center:	17' 1"
(Truss clearance at the center of the building with an RLC truss will be greater than the clearance at the heel.) See page PL-6 in the price book for clearances.	

Overhead Frameout & Headroom



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

Memo

To: Pat Burns

From: Hooper City Staff

CC: Mayor Fowers, Jared Hancock, Tracy Allen, Briant Jacobs

Date: January 9, 2023

Re: Pheasant Acres Review

The Hooper City staff has completed the final development review of the Pheasant Acres Subdivision. The purpose of this subdivision is to create an eight-lot subdivision at approximately 2900 South and 5100 West on parcels 15-525-0001 and 15-525-0002. This property is zoned R1.

General Notes

1. Hooper City has received copies of utility company and other agency review letters as follows:

Culinary Water

A final "will serve" letter has been provided from Taylor West Weber Water District. **Okay**

Irrigation Water

A final "will serve" letter has been provided from Hooper Irrigation Company contingent on piping a drainage ditch and submittal of water shares and fees to the company. **Okay**

Sewer

A "will serve" letter has been provided from Central Weber Sewer Improvement District. **Okay**

For your information, an Impact fee of \$20,184.00 (\$2,523.00 per house) will be assessed with the building permit fees for CWSID.

Annexation into the Sewer District's service area will be required prior to obtaining a building permit. The process takes approximately 3 months and can be started by clicking on "Annexation Checklist" at <https://www.centralweber.com/sewer-connections>. The City will require verification that annexation has occurred.

Weber Fire District

The City received a copy of the plat that was stamped by the Fire Marshal as "Approved with Condition." **Okay**



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

Dominion Energy

A “will serve” letter has been provided.

Rocky Mountain Power

A “will serve” letter has been provided.

Preliminary Plat

2. The overall subdivision boundary closes. **Okay**
3. The boundary description does match the plat boundary. **Okay**
4. All lots close and have correct areas shown. **Okay**
5. All lots have adequate acreage and frontage for the R1 zoning. **Okay**
6. The remainder parcel to the west is identified as “not approved for development” **Okay**
7. Addresses for the lots are correct. **Okay**

Lot 1: 5104 W

Lot 2: 5116 W

Lot 3: 5138 W

Lot 4: 5146 W

Lot 5: 5153 W

Lot 6: 5137 W

Lot 7: 5119 W

Lot 8: 5107 W

8. The required signage will be one (1) stop sign with street markers (triple sign) on the 2950 South facing east and one (1) dead-end sign (single) facing west. The cost for these signs will be paid to the City prior to the preconstruction meeting. **Noted**

Utility Comments

9. The grading plan of the proposed subdivision is acceptable as lots do not drain onto one another. Storm drainage drains to the existing pond to the west of this subdivision. **Okay.**
10. The drainage and access easements at the end of the cul-de-sac is shown as being fenced on with a gate and having road-base, per City standards. **Okay.**
11. The City requires an easement be granted over the remainder parcel for drainage and maintenance purposes (similar to Rawson Ranch Lot 6). **Noted**
12. The existing slough is being proposed to be piped through this development to where it leaves Lot #3. It will stub under the fence and terminate into a manhole. **Okay**



Hooper City Inc.

5580 West 4600 South

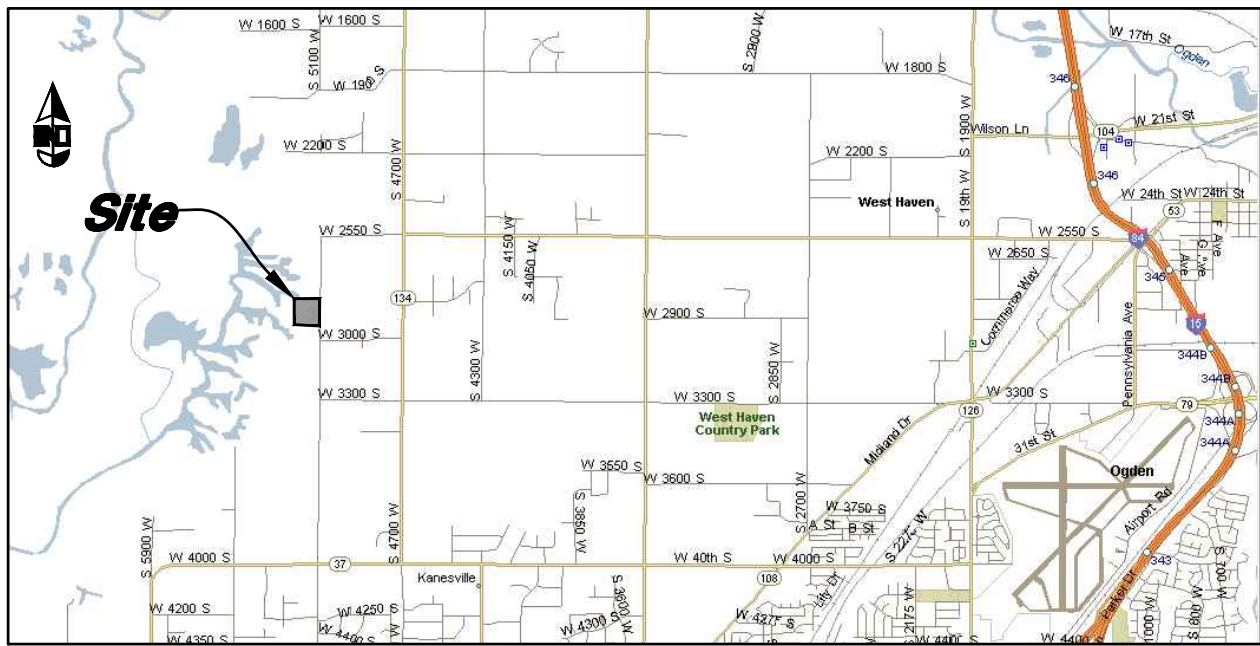
Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

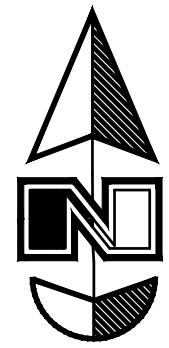
Email: admin@hoopercity.com Website: hoopercity.com

13. The sewer tie-in from 2950 South to 5100 West has been revised and accepted by the sewer company. **Okay**
14. Tying into the existing road has been modified to accommodate the existing and future conditions. **Okay**

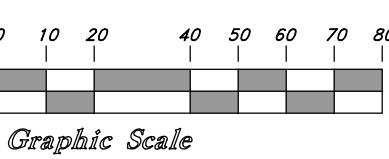
The City staff is now able to recommend Final Plat approval of this subdivision and will place it on the next Planning Commission agenda.



VICINITY MAP
Not to Scale



Scale: 1" = 40'



Steven C. & Natalie J Avis

Pheasant Acres Subdivision

A part of the South Half of Section 31, T6N , R2W, SLB&M, U.S. Survey
Hooper City, Weber County, Utah
October 2022

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Pheasant Acres Subdivision in Hooper City, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this _____ day of _____, 2022.

6242920
License No.

Andy Hubbard

Favero Farms
L C 1/2 ETAL

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, and Public Streets as shown on the plat and name said tract Pheasant Acres Subdivision and also do grant and dedicate to Hooper City a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also dedicate and grant to Hooper City all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County

Signed this _____ Day of _____, 2022.

- LRS & D Properties, LLC -

Darryl Sheets - Registered Agent

ACKNOWLEDGMENT

State of Utah
County of }

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____, Darryl Sheets - LRS & D Properties LLC.

Residing At: _____ Print Name
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____

NARRATIVE

This Subdivision Plat was requested by Mr. Darryl Sheets for the purpose of subdividing parcel into Eight (8) residential lots.

A Line between Monuments in the Southeast Corner and Northeast Corner of Section 31 with a line bearing North 01°00'31" East was used as the Basis of Bearings for this Subdivision Plat.

Property Corners are Monumented as depicted on this survey.
For more information see Record of Survey Entry No. _____.

DESCRIPTION

A part of Section 31, Township 6 North, Range 2 West, Salt Lake Base & Meridian U.S. Survey

Beginning at a point 1977.30 feet North 01°00'42" East along the Section Line and 33.00 feet North 88°59'20" West from the Southeast Corner of Section 31, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah. Running thence North 86°51'37" West 604.88 feet; thence North 89°41'39" West 17.85 feet; thence North 01°26'22" East 625.16 feet; thence North 89°57'52" East 617.74 feet to the Westerly Right-of-Way Line of 5100 West Street; following said Right-of-Way South 01°00'42" West a distance of 658.68 feet to the Point of Beginning.

Contains 9.13 Acres ±

NOTES

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- No basements will be permitted on any of the lots.
- Many areas in Hooper have ground water problems due to seasonally high (fluctuating) water table. There are also areas where soil conditions may warrant additional construction measures. Approval of this plat does not constitute representation by Hooper City that buildings of any specified elevation will solve ground water problems or that soils are suitable for construction. Solution of water or soil problems is the sole responsibility of the permit application and property owner.
- Due to the ever-changing topography of lots within a subdivision during various phases of construction followed by private lot ownership and landscaping, proper lot grading is the responsibility of the developer and future lot owner. Lots must be graded to meet the requirements of the International Building Code and in a way that will not result in a discharge of storm runoff onto adjacent private property. Hooper City will not be responsible for overseeing lot drainage compliance on private property nor will the City be liable for surface drainage disputes between private property owners.

Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
RECORDED _____ FILED FOR RECORD AND
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard PLS
AndyH@greatbasineng.com
Ogden Utah
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Lync Construction, LLC
1407 North Mountain Road
Ogden Utah
(801)-710-2234

Southeast Corner of Section
31 T6N, R2W, SLB&M U.S.
Survey, Found Weber Co.
Brass Cap Monument

East Quarter Corner of
Section 31 T6N, R2W,
SLB&M U.S. Survey
Found W.C.S. Brass
Cap Monument

Northeast Corner of Section
31 T6N, R2W, SLB&M U.S.
Survey, Monument Not
located, positiond from
Record Data.

Peterson
Family Trust

Rancho Del Lago
Subdivision No. 4

RCAJ Adventures LLC
(Not Approved for Development)

Basis of Bearing

5100 West Street

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	53°07'48"	15.00'	13.91'	N 64°43'45" E	13.42'
C2	143°07'48"	60.00'	149.88'	S 70°16'36" E	113.84'
C3	143°07'05"	60.00'	149.88'	S 72°51'33" W	113.84'
C4	53°07'48"	15.00'	13.91'	N 62°08'27" W	13.42'

Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

TAYLOR-WEST WEBER WATER DISTRICT

Approved this _____ day of _____, 2022, by the Taylor-West Weber Water District.

Signature

HOOPER IRRIGATION COMPANY

Approved this _____ day of _____, 2022.
By The Hooper Irrigation Company.

Hooper Irrigation Company

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 Engineer

Date

HOOPER CITY MAYOR

Presented to the Hooper City Mayor this _____ day of _____, 2022, at which time this Subdivision was Approved and Accepted.

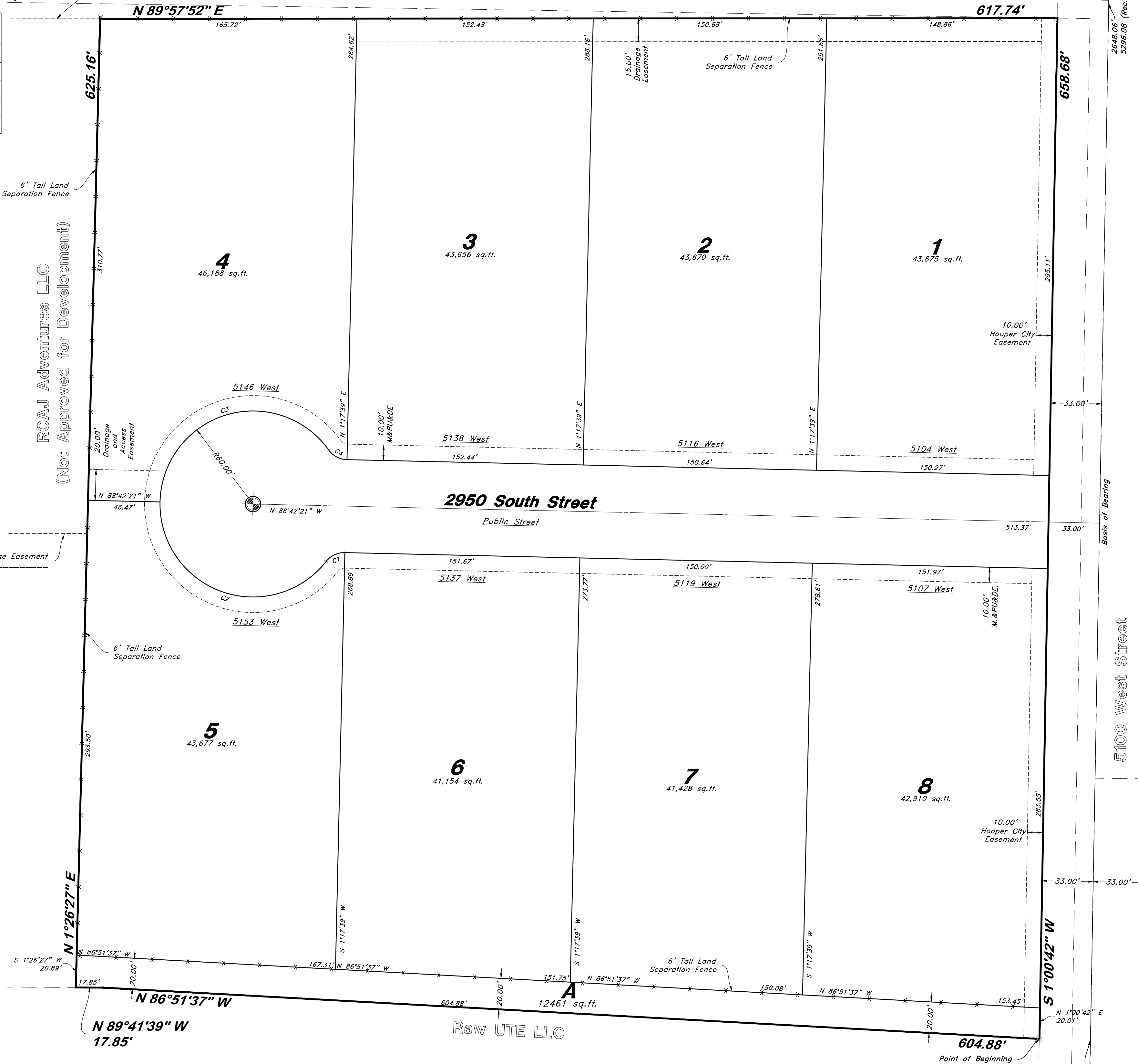
By: _____ Mayor

Attest: _____ City Recorder

HOOPER CITY ATTORNEY

Approved this _____ day of _____, 2022.
By the Hooper City Attorney.

Signature



Raw UTE LLC

Point of Beginning

1977.30'
N 01°00'42" E

Southeast Corner of Section
31 T6N, R2W, SLB&M U.S.
Survey, Found Weber Co.
Brass Cap Monument



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

Memo

To: Heritage Land Development
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Briant Jacobs
Date: Jan 9, 2023
Re: Spring Landing Review

The Hooper City staff has completed the development review of the Spring Landing Subdivision. The purpose of this subdivision is to create a 30-lot subdivision at approximately 3502 South and 5500 West on AG LOT 1 of the Spring Landing Nondevelopment Land Division. This property is zoned R1.

General Notes

1. Hooper City has received copies of utility company and other agency review letters as follows:

Culinary Water

A preliminary "will serve" letter has been provided from Taylor West Weber Water District. Final approval will be required for final plat approval. **Okay**

Irrigation Water

A preliminary "will serve" letter has been provided from Hooper Irrigation Company contingent on piping drainage ditch(s) to neighboring properties. A final approval will be required for final plat approval. **Okay**

Sewer

A "will serve" letter has been provided from Central Weber Sewer Improvement District. **Okay**

For your information, an Impact fee of \$20,184.00 (\$2,523.00 per house) will be assessed with the building permit fees for CWSID.

Weber Fire District

The City received a copy of the plat that was stamped by the Fire Marshal as "Approved with Condition."



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

A final approval letter will be required for final plat approval indicating that all conditions have been met. **Okay**

Dominion Energy

A "will serve" letter has been provided. **Okay**

Rocky Mountain Power

A "will serve" letter has been provided. **Okay**

Preliminary Plat

2. Please note that the street names will be updated for final review. **Noted**
3. The overall subdivision boundary closes. **Okay**
4. The boundary description does match the plat boundary. **Okay**
5. All lots have adequate acreage and frontage for the R1 zoning. **Okay**
6. Lot 114 will need to face west. **Okay**
7. Addresses for the lots will be provided for the final review. **Noted**
8. Please note that signage will be addressed for the final review. **Noted**
9. Per city ordinances, the City staff is recommending a 6-foot tall land use separation fencing between residential and agricultural uses. That would be on the south and east sides of this development. It appears that there is an existing fence on the west (back side of Lots 111-113) **Okay**

Utility Comments

10. The storm drain line drains through Lot 111 to the west. A drainage easement will need to be granted to the City for the property to the west for maintenance purposes prior to final approval. **Noted**
11. The water, sewer and irrigation lines tie-in nicely from 5100 West and from Della Drive. **Okay**
12. The utilities cross over one another to keep the culinary water on the west side of the road. It is acceptable to run the culinary water lines on the inside roads to minimize the crossing and allow the lines to be installed shallower. This may facilitate installation. **Noted**

The City staff is now able to recommend Preliminary Plat approval of this subdivision and will place it on the next Planning Commission agenda.

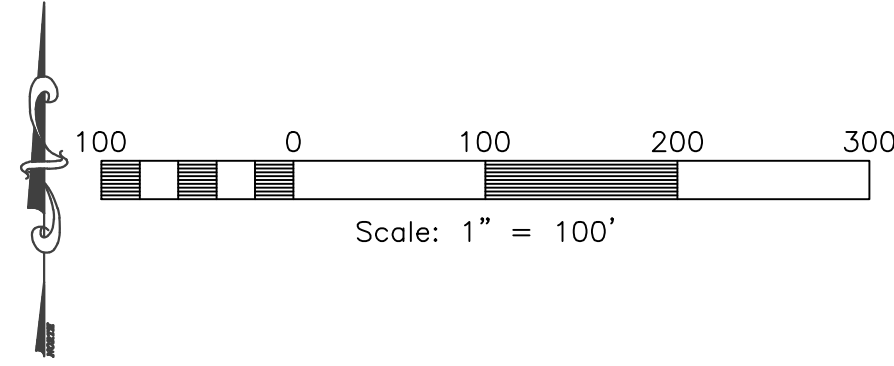
Project Narrative/Notes/Revisions

- 05/12/2022 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 08/19/2022 CK - UPDATED PHASING.
- 10/13/2022 CK - UPDATED PER NEW LAYOUT.

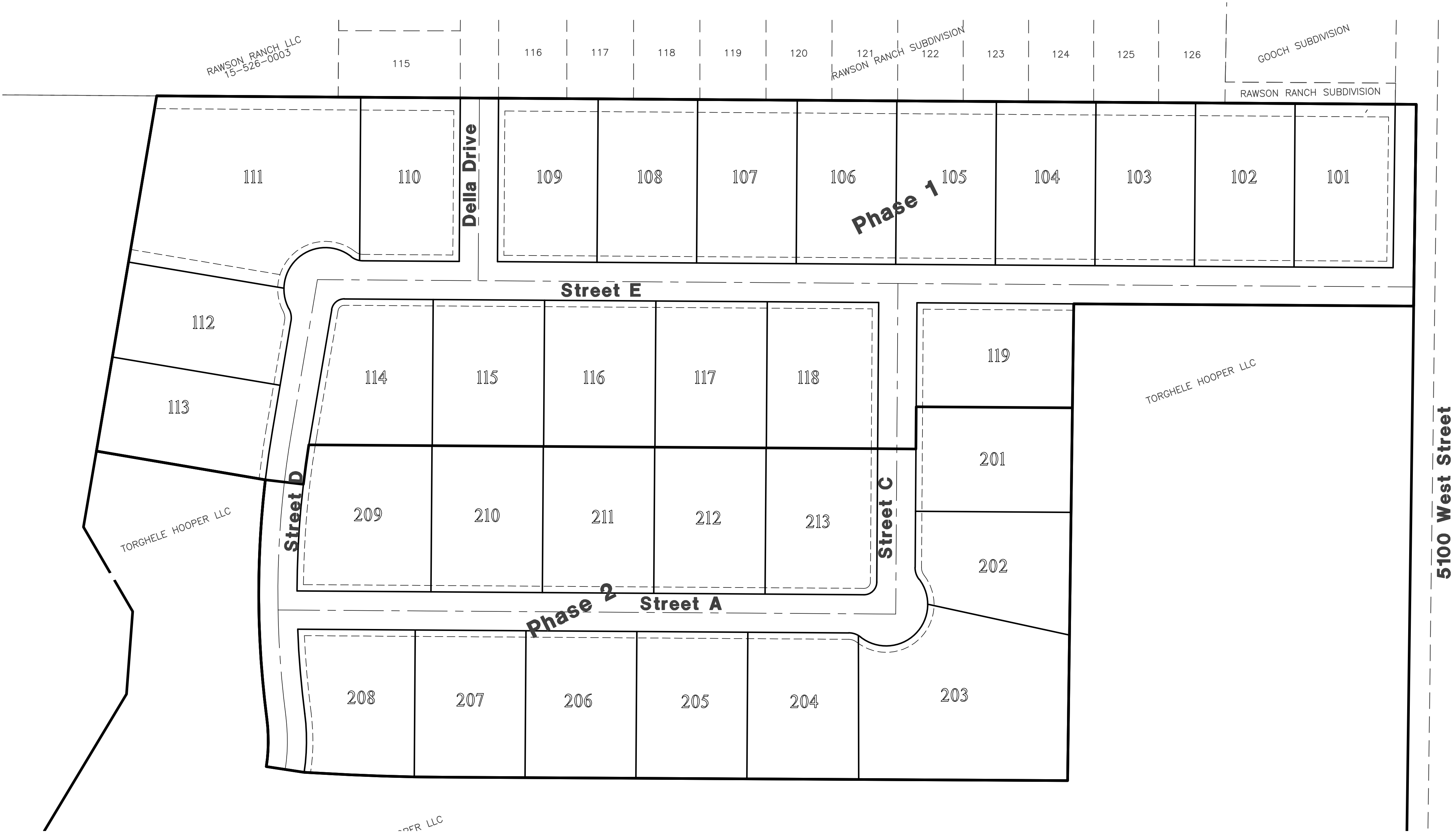
Reeve & Associates, Inc. - Solutions You Can Build On

Spring Landing Improvement Plans

HOOPER CITY, WEBER COUNTY, UTAH
APRIL 2022

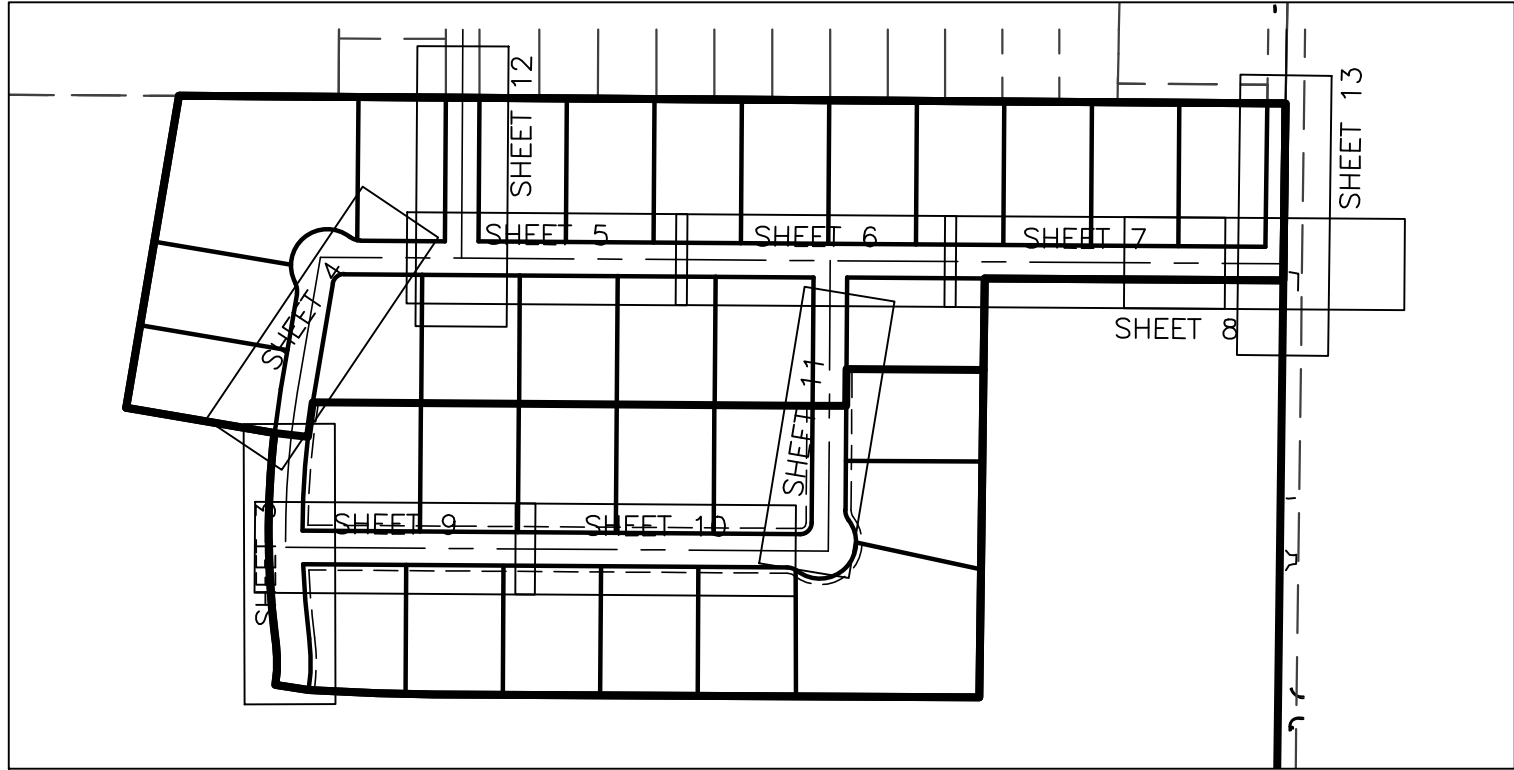


Vicinity Map
NOT TO SCALE



Sheet Index

- Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - Street D - 13+50.00 - 18+00.00
Sheet 4 - Street D - 18+00.00 - 22+80.00
Sheet 5 - Street E - 22+80.00 - 27+60.00
Sheet 6 - Street E - 27+60.00 - 32+40.00
Sheet 7 - Street E - 32+40.00 - 37+20.00
Sheet 8 - Street E - 37+20.00 - 39+00.00
 & Irrigation Detail
Sheet 9 - Street A - 0+00.00 - 4+50.00
Sheet 10 - Street A - 4+50.00 - 9+30.00
Sheet 11 - Street C - 9+30.00 - 14+10.00
Sheet 12 - Della Drive - 0+00.00 - 3+25.00
Sheet 13 - 5100 West Street - 0+00.00 - 4+00.00
Sheet 14 - Grading Plan
Sheet 15 - Grading Plan (Continued)
Sheet 16 - Utility Plan
Sheet 17 - Utility Plan (Continued)
Sheet 18 - Storm Water Pollution Prevention
 Plan Exhibit
Sheet 19 - Storm Water Pollution Prevention
 Plan Details



Sheet Index Key Map
NOT TO SCALE

Notice:

THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor:

Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100



Developer Contact:

Sierra Homes
470 North 2450 West
Tremonton, Utah, 84337
PH: (435) 730-8208

Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

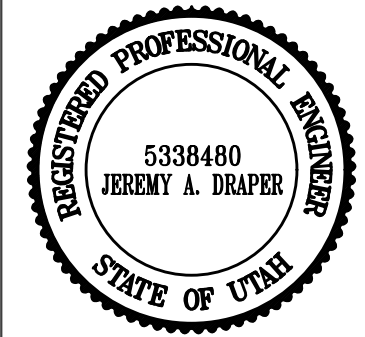


REVISIONS	DATE	DESCRIPTION
	08-19-22 CK	Phase Update
	10-13-22 CK	Layout Changes

Spring Landing Subdivision

HOOPER CITY, WEBER COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
Drafted:
C. KINGSLEY
Begin Date:
APRIL 2022
Name:
SPRING LANDING
SUBDIVISION
Number: 4016-07

Reeve & Associates, Inc. - Solutions You Can Build On



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: admin@hoopercity.com Website: hoopercity.com

HOOPER CITY PUBLIC HEARING NOTICE

Dear Property Owner,

This letter is to inform you and give you official notice that the Hooper City Planning Commission will hold a public hearing at 7:00pm on Thursday, January 12th, 2023.

The purpose of the public hearing is to receive public input on a proposed 32 lots subdivision at 3502 S 5100 W Hooper, UT 84315 from Heritage Land Development. The lots will be one acre lots and the subdivision name will be Spring Landing.

All interested parties are invited to attend. If you have questions about this request or about this notice, please let me know before the hearing.

Sincerely,

Briant Jacobs

Briant Jacobs
Hooper City
801-732-1064, e
admin@hoopercity.com



Property in question marked on map above



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5100 SOUTH 1000 WEST, MIDVALE, UTAH 84045. THEY SHALL NOT BE REPRODUCED, RE-COPIED, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND DESIGNERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
1500 WEST 1000 SOUTH, SUITE 200
MIDVALE, UTAH 84045
(801) 488-1111

Spring Landing Subdivision
SHEET NO. 104
DATE: 10-18-2022

Sewer Design Exhibit

Project Info:
Project: Spring Landing Subdivision
Owner: Torghelle Hooper LLC
Design: Preliminary
Scale: As Shown
Sheet: 1 of 1

811
Before you dig, call 811



HOOPER CITY PLANNING COMMISSION MEETING SCHEDULE FOR 2023

- January 12th
- February 9th
- March 9th
- April 13th
- May 11th
- June 8th
- July 13th
- August 10th
- September 14th
- October 12th
- November 9th
- December 14th