

HOOPER CITY
PLANNING COMMISSION AGENDA
MAY 11, 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, May 11, 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
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
 - a. Motion – Approval of Minutes dated April 13, 2023.
4. Action Items
 - a. Conditional Use Permit Extension Request for Brian Murrah located at 5397 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. Boundary Line Adjustment: Non-Development Land Division for Springs Landing
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
5. Citizen Comment (*Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
6. Adjournment

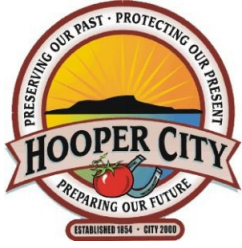
Morghan Yeoman

Morghan Yeoman, City Recorder

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 May 11, 2023.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, APRIL 13, 2023, 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 February 9, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

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

CITY STAFF & CITY COUNCIL PRESENT:

Dale Fowers – Mayor
Morghan Yeoman – City Recorder
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 Platt led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated February 9, 2023
 - i. Commissioner Cevering and Commissioner Simpson addressed the corrections that needed to be made. All corrections have been made.

COMMISSIONER CEVERING MOVED TO APPROVE THE MINUTES DATED FEBRUARY 9, 2023.

COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

- a. Conditional Use Permit Request for Theron Williams for an oversized structure totaling 3,324 sq ft including an accessory dwelling unit totaling 920 sq ft located at 5599 S 5900 W

- i. Applicant and/or Staff presentation(s)

Commissioner Simpson opened the conversation for Theron Williams to explain his oversized structure and accessory dwelling unit. Theron explained that it is a three (3) foot set back from the property line. Commissioner Simpson stated to Theron that the setbacks are five (5) feet from the drip line. Theron asked if he needed to bring in a new site plan before getting accepted. Commissioner Simpson said no but to bring in an updated version once the process has started. Theron also mentioned that he will access the structure from 5600 S. Theron questioned who he would need to talk to for impact fees and what is the process. Commissioner Greener responded that he would need to talk with the city staff.

- ii. Enter a public hearing to receive public input on request

Commissioner Simpson opened the public hearing.

Allan Dailey located at 5155 W 4250 S asked what the city council would do for this kind of process. Brandon Richards explained why the city council and

city staff have a part in the process of the conditional use permits. Commissioner Greener mentioned what steps they take in the review process.

iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

iv. Planning Commission Discussion and/or motion on request

COMMISSIONER GREENER MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR THERON WILLIAMS FOR AN OVERSIZED STRUCTURE TOTALING 3234 SQ FT AND ACCESSORY DWELLING UNIT TOTALING 920 SQ FT LOCATED AT 5599 S 5900 W. WITH THE CONDITION OF THE SITE PLAN APPROVED BY CITY STAFF. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

b. Conditional Use Permit Request for Gage Charlesworth for an oversized structure totaling 2,000 sq ft located at 3725 S 5650 W

i. Applicant and/or Staff presentation(s)

Commissioner Simpson opened the conversation for Gage Charlesworth to explain his oversized structure. Gage gave another set of plans to the Planning Commission. Explained that there will be no electricity and plumbing in the structure. Gage also mentioned that the height of the structure would be 12 ft at the eave. But overall height would be 17.5 ft tall. Gage explained that the structure will be used to store his boat, four-wheeler, and personal storage. Commissioner Simpson asked what the exterior structure will look like, Gage explained that it will be white steel with black trim.

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

No public comment.

iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

iv. Planning Commission Discussion and/or motion on request

**COMMISSIONER PRINCE MOVED TO APPROVE THE
CONDITIONAL USE PERMIT FOR GAGE CHARLESWORTH
FOR AN OVERSIZED STRUCTURE TOTALING 2000 SQ FT
LOCATED AT 3725 S 5650 W. COMMISSIONER CEVERING
SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

MOTION PASSED.

c. Conditional Use Permit Request for Keith Cordon for an oversized structure totaling 1,440 sq ft with structural height of 22 ft located at 5363 W 5000 S

i. Applicant and/or Staff presentation(s)

Commissioner Simpson opened the conversation for Keith Cordon to explain his oversized structure. Keith explained that his structure will be used as a ‘second structure’ for his extra storage, boat, and lawn mowers. The structure will be accessed on the east side of the home. Commissioner Greener asked if he needed to submit a permit for the structure. After further review, with the lean to, that is what is causing the square footage to require the permit totaling 2592 sq ft. Commissioner Cevering asked if they were going to do plumbing and electrical. Keith confirmed that they would only have access to the water. Commissioner Simpson asked if they were doing cupola and to remember that it cannot be higher than 25 ft. Mrs. Cordon said that they are just for decorations and agreed to having it under 25 ft.

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

No public comment

- iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

- iv. Planning Commission Discussion and/or motion on request

COMMISSIONER GREENER APPROVED THE OVERSIZED STRUCTURE FOR KEITH CORDON TOTALING 2592 SQ FT LOCATED AT 5363 W 5000 S. COMMISSIONER PLATT SECONDED THE MOTION. VOTING AS FOLLOWS:

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

- d. Conditional Use Permit Request for Roger McFarland for an oversized structure totaling 1,700 sq ft including an accessory dwelling unit totaling 904 sq ft located at 5750 S 6000 W

- i. Applicant and/or Staff presentation(s)

Commissioner Simpson opened the conversation for Roger McFarland to explain his oversized structure and accessory dwelling unit. Commissioner Simpson asked what the dimensions were going to be for the garage that is notated on his application. Roger stated that the garage is 480 sq ft. The commissioners took some time to look over the plans. Commissioner Simpson asked if there was only going to be a front porch and not a wrapped around porch down the side of the accessory dwelling unit. Roger confirmed yes. Commissioner Simpson asked to bring in a new set of plans that will not exceed 1700 sq ft including the garage and front porch.

- ii. Enter a public hearing to receive public input on request

No public comment

iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

iv. Planning Commission Discussion and/or motion on request

Commissioner Prince wanted to confirm what the sq footage was going to be set for his conditional use permit. Roger asked to step to the side and check his math to make sure he is turning in the correct sq footage that he will be wanting.

COMMISSIONER CEVERING APPROVED THE OVERSIZED STRUCTURE AND ACCESSORY DWELLING UNIT LOCATED AT 5750 S 6000 W TO NOT EXCEED THE 1700 SQ FT. WITH THE ACCESSORY DWELLING UNIT TO NOT EXCEED 960 SQ FT. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

Allan Dailey located at 5155 W 4250 S discussed the February 9, 2023 meeting minutes. Made some comments about Denise Taylors oversized structure and the process that it took from the past few meetings. Commissioner Cevering read off the TITLE X 10-2B-6 and explained what they did in that situation. Commissioner Prince explained that they tried to do their best in the situation and know that they will learn from it and do better in the future.

The Planning Commissioners discussed as a quorum the changes that they want to make to TITLE X: Zoning and Subdivision Ordinance.

6. Adjournment

**AT APPROXIMATELY 8:37PM, COMMISSIONER PRINCE
MOVED TO ADJOURN THE MEETING. COMMISSIONER PLATT
SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

Date Approved: _____

Morghan Yeoman, City Recorder

DRAFT

FW: Conditional Use Permit

Brian Murrah <[REDACTED]>

Mon 4/10/2023 12:17 PM

To: Hooper City Main Email <admin@hoopercity.com>

Cc: Brian Murrah <[REDACTED]>

 1 attachments (1 MB)

Brian Murrah.pdf;

Hello Morghan,

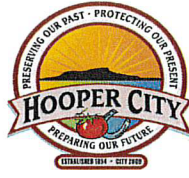
I am writing you today to ask for an extension on my conditional use permit that was set to expire on 4-14-23. Due to the conditions below, I have had many delays in which many I could not control.

1. The Weather – We were set to start around December, but due to weather delays, my contractor was running extremely far behind. I talked with him today and he is getting everything caught up and should be able to start relatively quickly.
2. Rocky Mountain Power – I have been working with them for 6 months and they still have not got me everything that I need for my project. I do know the following:
 - 1) they will need a larger transformer which I will have to buy and it will require about 10x what they originally told me.
3. I am trying to pay cash for all my improvements and that is getting harder with all the service overages. I want to build the building and complete the electrical, septic and ADL at a latter time. The build on the outside will be complete but I will finish the inside at a later date so I have more time to save some money.

I want to complete my project as approved but it will take me longer to get everything done. However, most of my neighbors built the outside structure and added services later. I appreciate your understanding.

Thanks,

Brian Murrah
[REDACTED]



Conditional Use Permit

Type of CUP Property Oversize Structure Kennel Temporary
 Day Care Dwelling, Secondary Detached

Permittee Information

Brian Murrah
5397 W 5100 S
Hooper, UT 84315
[REDACTED]

Conditions of the permitted use implemented April 14, 2022 for an oversized structure and an accessory dwelling unit.

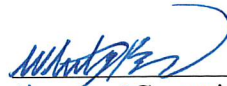
1. Permittee will comply with all Governing agencies (i.e. Environmental Protection Agency, Department of Professional Licensing) and local government requirements.
2. If the property changes ownership and CUP does not expire, Permittee will inform new owner of these conditions.
3. If this conditional use changes, Permittee will notify Hooper City for a CUP review.
4. The owner of the property must live in principle dwelling.
5. Unit must provide adequate off-street parking for the secondary dwelling.
6. The structure will not be used for a business.
7. Electrical, plumbing, and gas may be added.
8. Conditioned on septic tank approval from the Weber-Morgan Health Department.
9. The structure will not exceed 4,428sqft.
10. The structure height at peak will not exceed 29ft (*including height of cupolas*).
11. The structure may have up to 2 cupola decorations.
12. Ordinance definition apply to Conditional Use Permit which is: Dwelling, Secondary Detached ***A dwelling unit for one (1) family that shares a lot or parcel with the principle dwelling, is a minimum of 400 square feet and a maximum of 960 square feet in size and is subordinate to the principle dwelling. The secondary unit may have separately metered (utilities), must contain a kitchen and bathroom facilities and the principle dwelling must be occupied by the property owner. Secondary structure must meet the minimum setback from property lines as identified for a Dwelling, Single Family Detached.***

I, the Permittee, understand and agree to the above conditions. Failure to comply with specified conditions will cause the Conditional Use Permit to be revoked and the property must be restored to the condition before approval of this permit

Brian Murrah

Brian Murrah (Apr 22, 2022 09:36 MDT)

Permittee



Hooper City Official

Height, Size, ADU

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

Fee: \$200.00 CC
Date Submitted 3/10/22

Conditional Use Permit - Property

Print Applicant Name: Brian Murray
Address: 6397 W. 6100 S Hooper UT 84315
Phone #: [Redacted]
Day Time Phone #: None
Sp. Feet/Acreage of Property: 2.3 acres
Reason for conditional use: Building Height, Size & Add Living Unit

Describe use of property: RV + Boat Storage - plus Add Living Unit

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. 17'
- List any easements on property 10'
- Roof pitch, roofing material, Building materials, driveway materials 5/12
- Concept drawing of what structure will look like
- Building materials - wood frame - steel grading & Run &
- Driveway materials - gravel - with 25' concrete entrance
- Landscaping design - pasture

□ 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 | |

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: 3-10-22

Approval Date: 4/14/22 Disapproval Date: _____
Planning Commission Chairman

Comments/Conditions: Condition of health department approval, up to 4,428sq.ft height of 29ft w/ up to 2 decorations (Cupolas)

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

Date 3-10-22

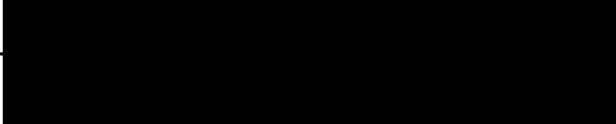
I, [Signature] have read and understand the requirements to be allowed to have a secondary detached dwelling unit on my property and will follow city requirements for as long as the unit is being used:

"DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principle dwelling, is a minimum of 400 square feet and a maximum of 960 square feet in size and is subordinate to the principle dwelling. The secondary unit may have separately metered (utilities), must contain a kitchen and bathroom facilities and the principle dwelling must be occupied by the property owner. Secondary structure must meet the minimum setback from property lines as identified for a Dwelling, Single Family Detached."

Property address: 5397 W 5105 S

Owner of Property: Brian Murray

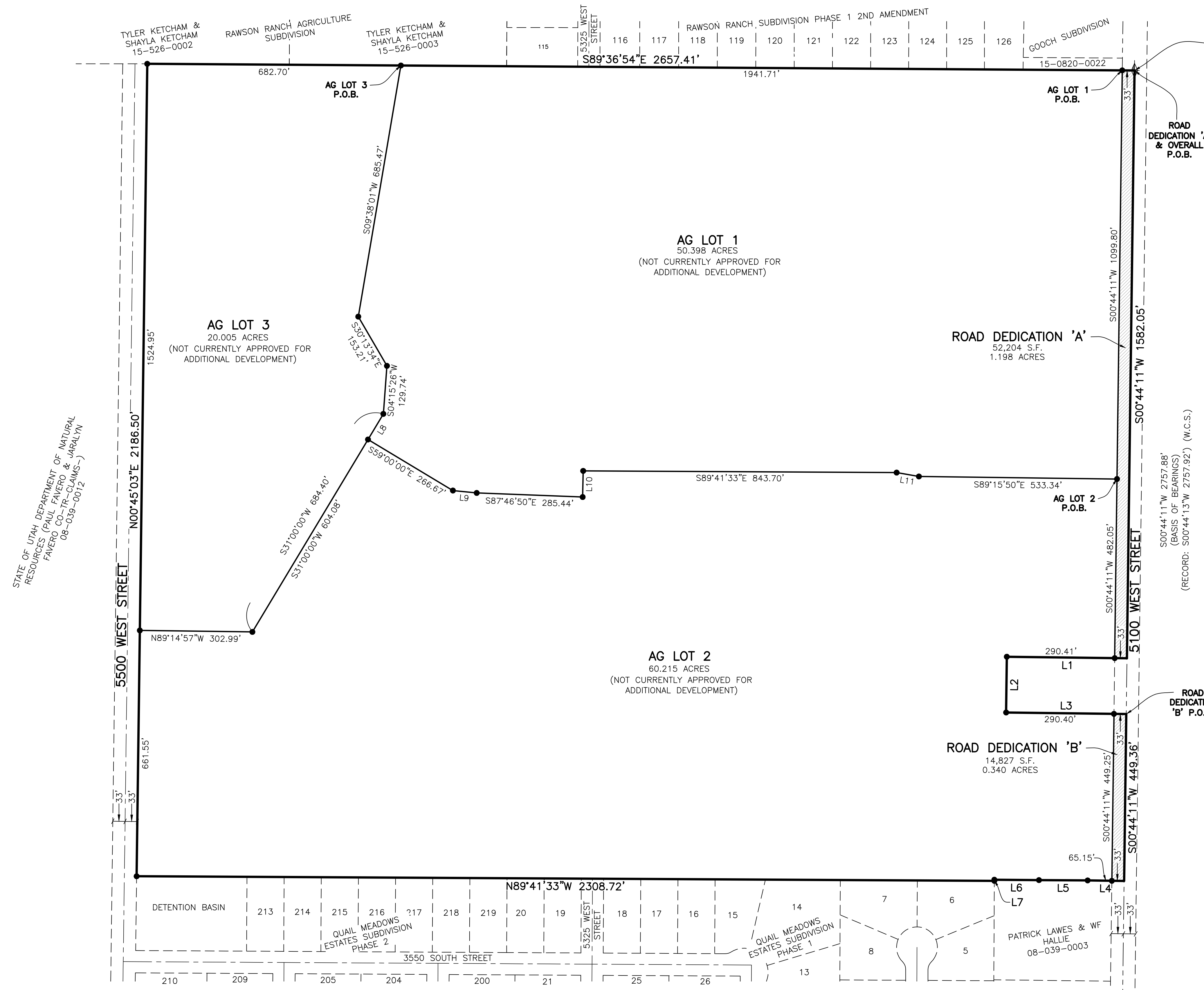
Phone #: 

Email: 

[Signature]
Signature of Property Owner

SPRING LANDING NON-DEVELOPABLE LAND DIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 HOOPER CITY, WEBER COUNTY, UTAH
 APRIL, 2023



NORTHEAST CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2004" IN RING AND LID 6" BELOW GROUND (P.O.B.)

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE

Scale: 1" = 150'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°15'52"W	323.41'
L2	S00°44'02"W	150.00'
L3	S89°15'51"E	323.40'
L4	N89°04'56"W	98.14'
L5	N89°38'48"W	131.03'
L6	N89°25'25"W	120.11'
L7	S00°18'27"W	3.06'
L8	S31°00'00"W	80.32'
L9	S84°16'36"E	64.35'
L10	N01°09'40"E	70.34'
L11	S80°04'33"E	60.78'

STATE OF UTAH, DEPARTMENT OF NATURAL RESOURCES (PAUL FAVERO & JARALYN FAVERO CO.-TR.-CLAIMS-) 08-039-0012

EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2004" IN RING AND LID 8" BELOW GROUND

Reeve & Associates, Inc.
 5160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.

Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 10-14-2022
 Name: SPRING LANDING
 Number: 4016-07
 Revision:
 Scale: 1"=150'
 Checked:

Weber County Recorder

Entry No. _____ Fee Paid _____
 At _____ Filed For Record _____
 And Recorded, _____
 At _____ in Book _____
 Of The Official Records, Page _____
 Recorded For: _____
 _____ Weber County Recorder
 _____ Deputy.