



HOOPER CITY
PLANNING COMMISSION AGENDA
NOVEMBER 14, 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, November 14, 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 October 10, 2024
4. Action Items
 - a. Conditional Use Permit Request for Robert Hickman for an oversized structure totaling 1,472 sq ft and an accessory dwelling unit totaling 657 sq ft with a height of 26 ft located at 5994 W 5900 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 Robert Edwards for an oversized structure totaling 2,160 sq ft located at 4373 S 5400 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - c. Conditional Use Permit Request for Ray Hawks for an oversized structure totaling 2,500 sq ft located at 3661 S 5325 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - d. Conditional Use Permit Request for Brycin Silvester for an oversized structure totaling 3,120 sq ft located at 6878 W 4700 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
 - e. Motion: Final Approval of Rawson Ranch Phase 2 located approximately at parcel number 15-527-0006
 - f. Motion: Approval of recommendation on Title X; Chapter 5-8
 - g. Discussion/ Motion: Allowed Uses/ Fines and Fees
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 November 14, 2024.

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

mailings \$37
Fee: \$200.00
Date Submitted 10/19/24

Conditional Use Permit: ADU

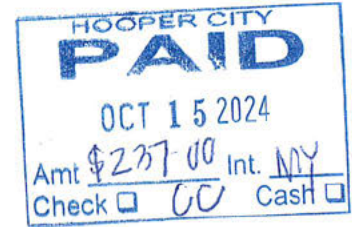
Print Applicant Name: Robert Rhett Hickman
Address: 5994 W. 5900 S. Hooper.
Phone #: [REDACTED]
Day Time Phone #: Same.

Reason for conditional use: ADU Apartment / + garage storage.

Describe use of property: Storage of vehicles + equipment.

If building on property provide site plan drawings including:

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



Total Sq. footage of Structure: 1472.
Total Sq. footage of ADU: 657
Height of Structure: 26.
Acreage of Property: 0.

❖ 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: [Signature] Date: 10/15/2024

Approval Date: _____ Disapproval Date: _____

Planning Commission Chairman

Comments/Conditions: _____

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

Date 10-23-24

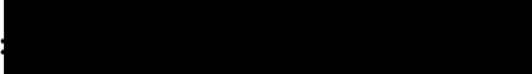
I, Rhett Hickman have read and understand the requirements to be allowed to have a secondary detached dwelling unit on my property and will follow city requirements for as long as the unit is being used:


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

Property address: 5994 W 5900 S Hooper UT

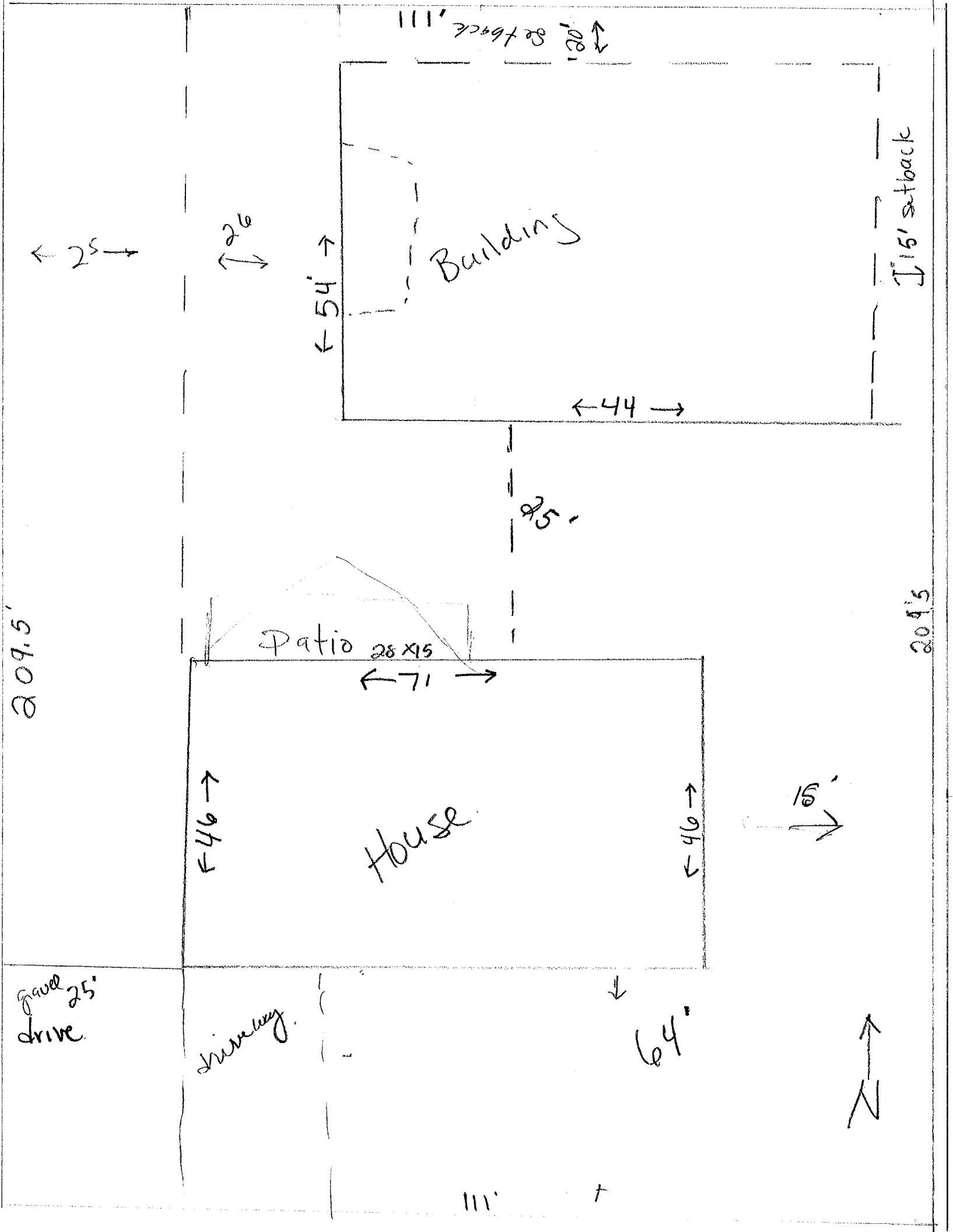
Owner of Property: Robert Rhett Hickman

Phone #: 

Email: 



Signature of Property Owner

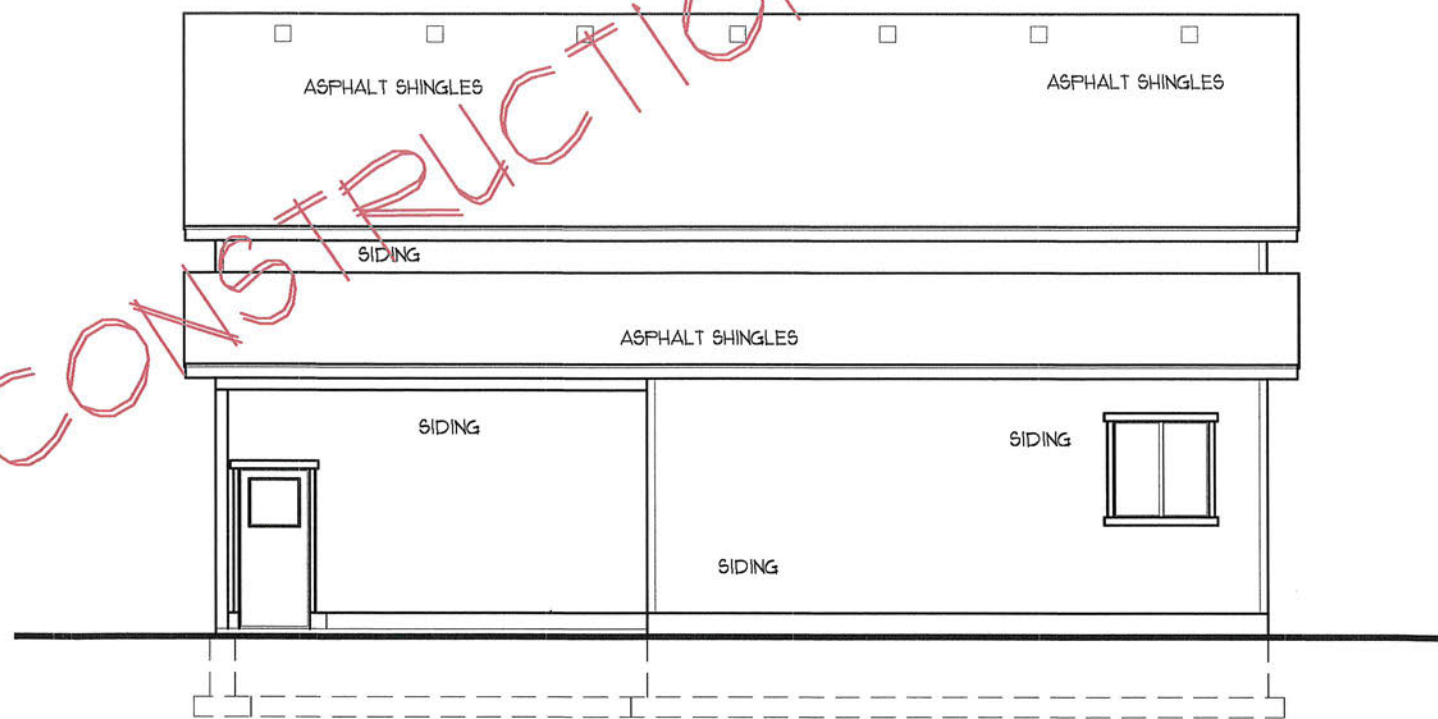


ATTIC VENTILATION R206

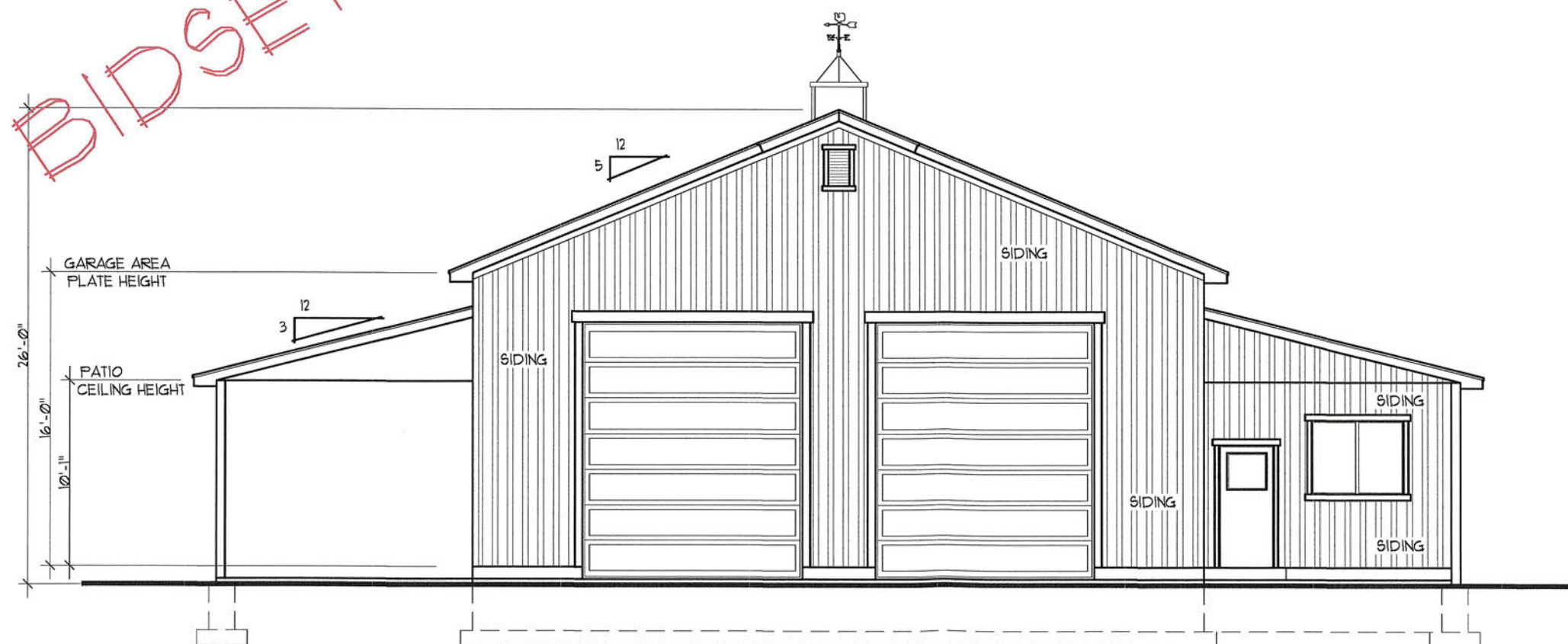
ATTIC VENTILATION SHALL COMPLY WITH SECTION R206.
 THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R206.

EXTERIOR WALL COVERING R103

ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103
 STUCCO(EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568
 FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C106.
 VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3619
 ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462.



RIGHT ELEV. VIEW
 SCALE 1/8" = 1'-0"



FRONT ELEV. VIEW
 SCALE 1/8" = 1'-0"

BIDSET - NOT FOR CONSTRUCTION

Kustom House Plans
 RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING
 NATE KARRAS P.E. (801) 786-0849 email: KustomNK@gmail.com

NOTE: THIS PLAN IS THE PROPERTY OF KUSTOM HOUSE PLANS
 DO NOT COPY WITHOUT WRITTEN PERMISSION

SCALE
 1/8" = 1'-0" 11x17
 1/4" = 1'-0" 24x36

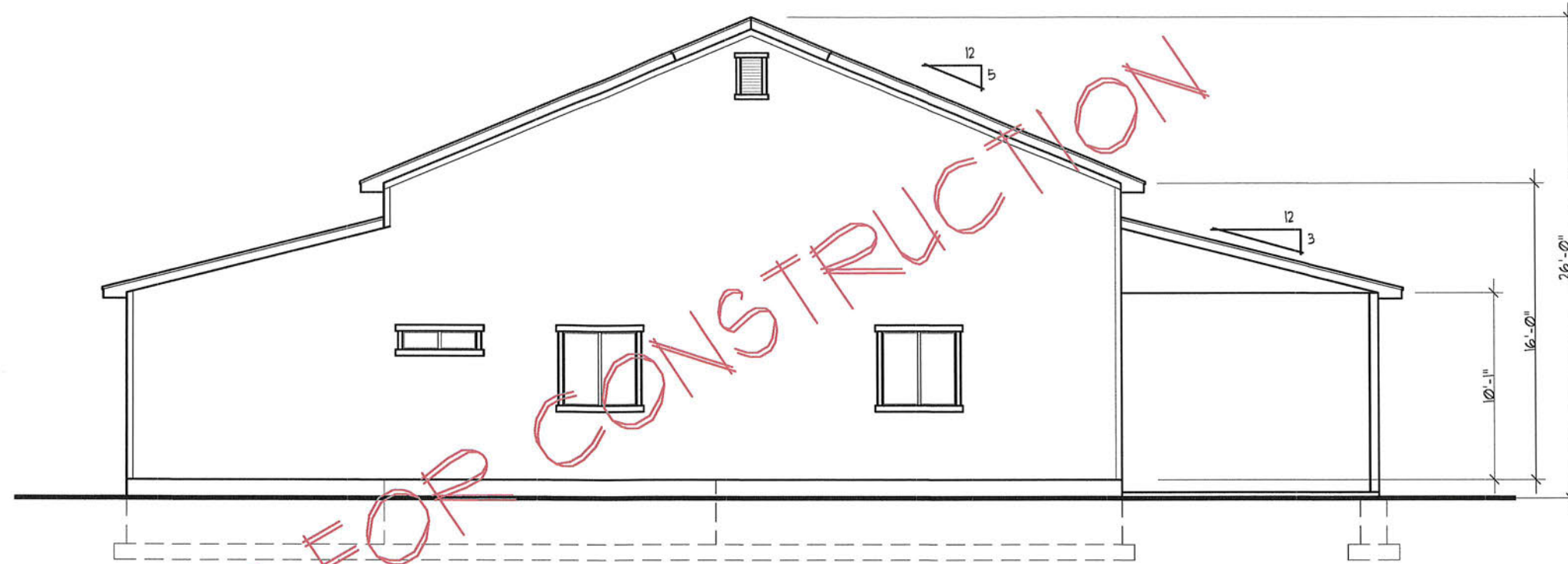
PLAN NUMBER
 NELSON | A1

ATTIC VENTILATION R806

ATTIC VENTILATION SHALL COMPLY WITH SECTION R806.
 THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/50th OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/30th PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R806.

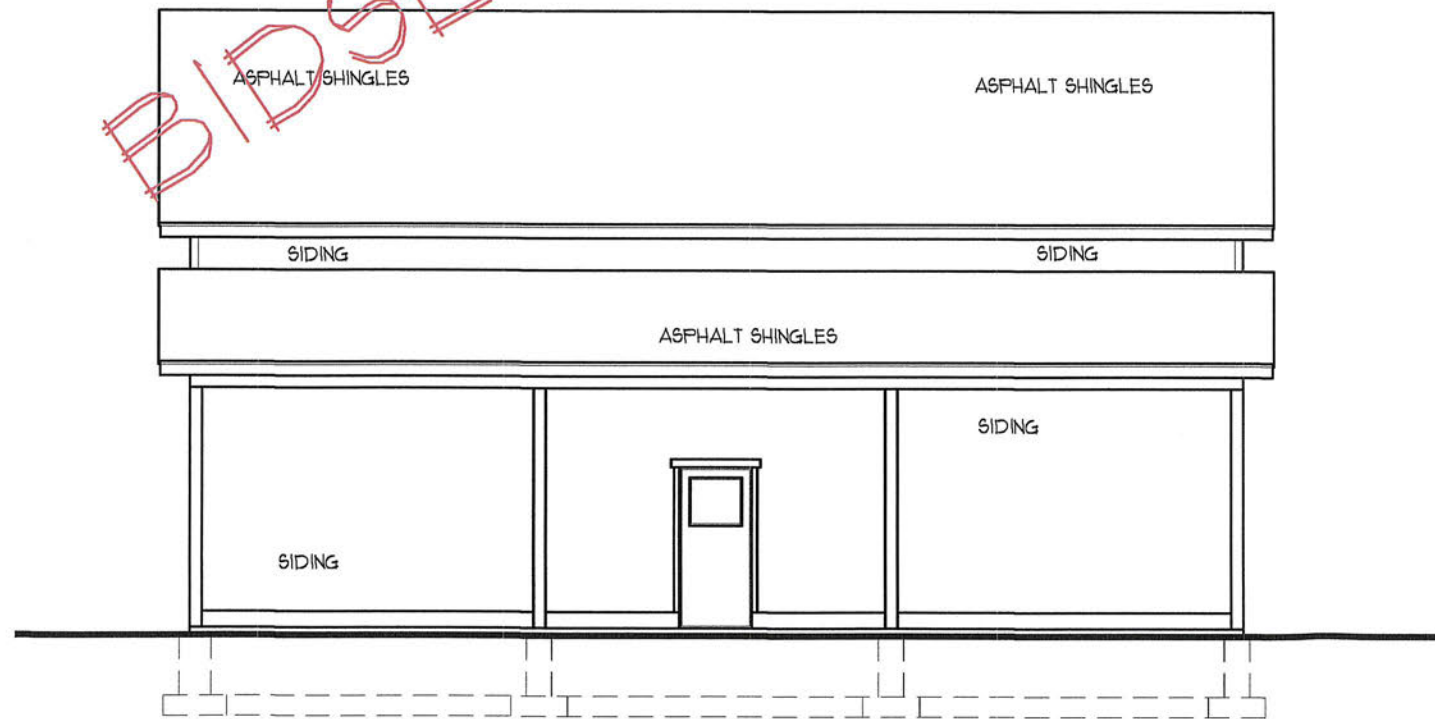
EXTERIOR WALL COVERING R103

ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103
 STUCCO (EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568
 FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186.
 VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3619
 ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462.



REAR ELEV. VIEW

SCALE 1/8" = 1'-0"



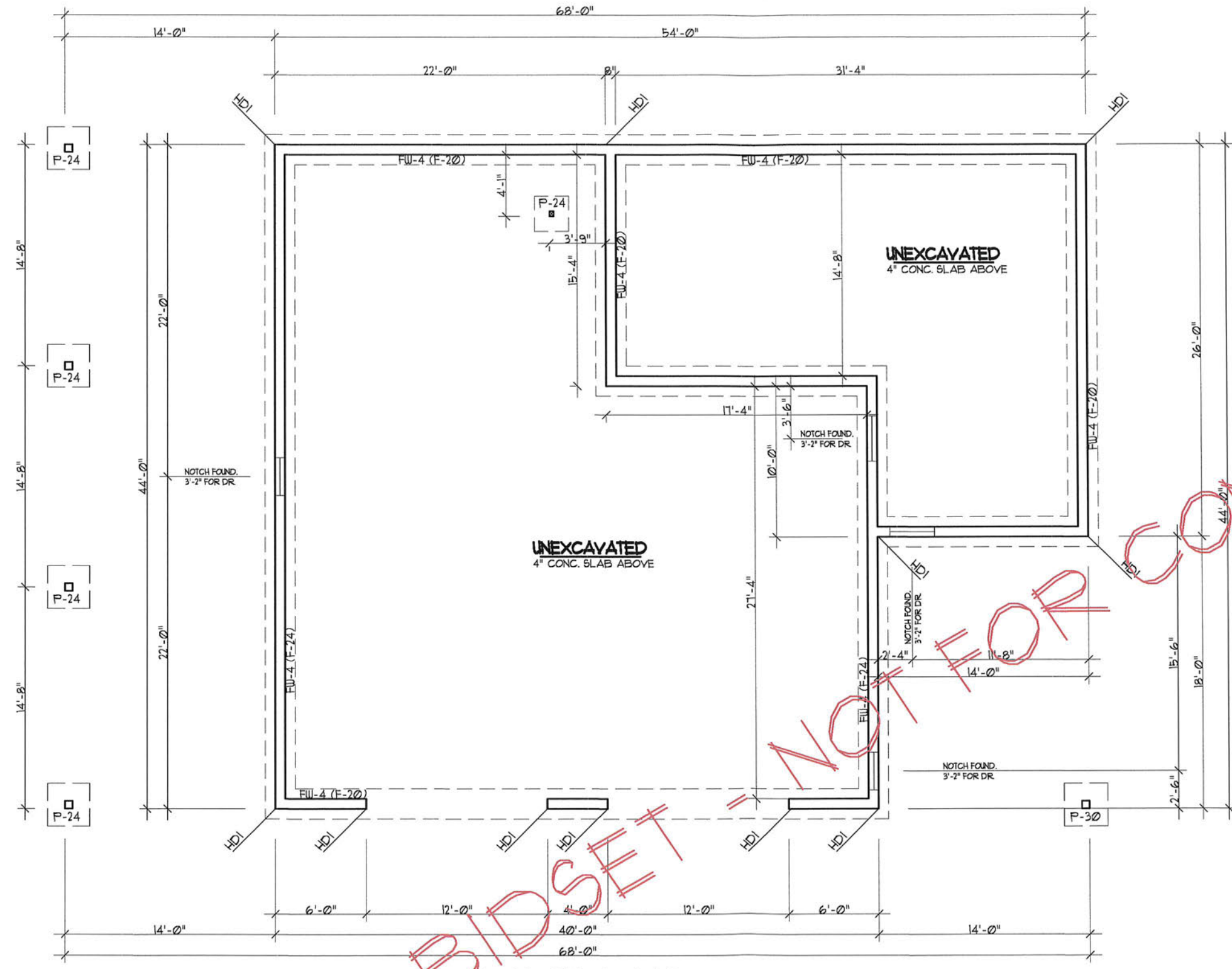
LEFT ELEV. VIEW

SCALE 1/8" = 1'-0"

Kustom House Plans
 RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING
 NATE KARRAS P.E. (801) 786-0849 email: KustomNK@gmail.com
 NOTE THIS PLAN IS THE PROPERTY OF KUSTOM HOUSE PLANS
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SCALE
 1/8" = 1'-0" 11x17
 1/4" = 1'-0" 24x36
 PLAN NUMBER
 NELSON **A2**

- NOTES: GENERAL**
1. CONTRACTOR IS TO VERIFY DESIGN DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
 2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
 3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
 4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
 5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.
- NOTES: STRUCTURAL**
- SEE STRUCTURAL DETAILS - SHEET S-1, S-2, AND S-3



BID SET

FOUNDATION PLAN

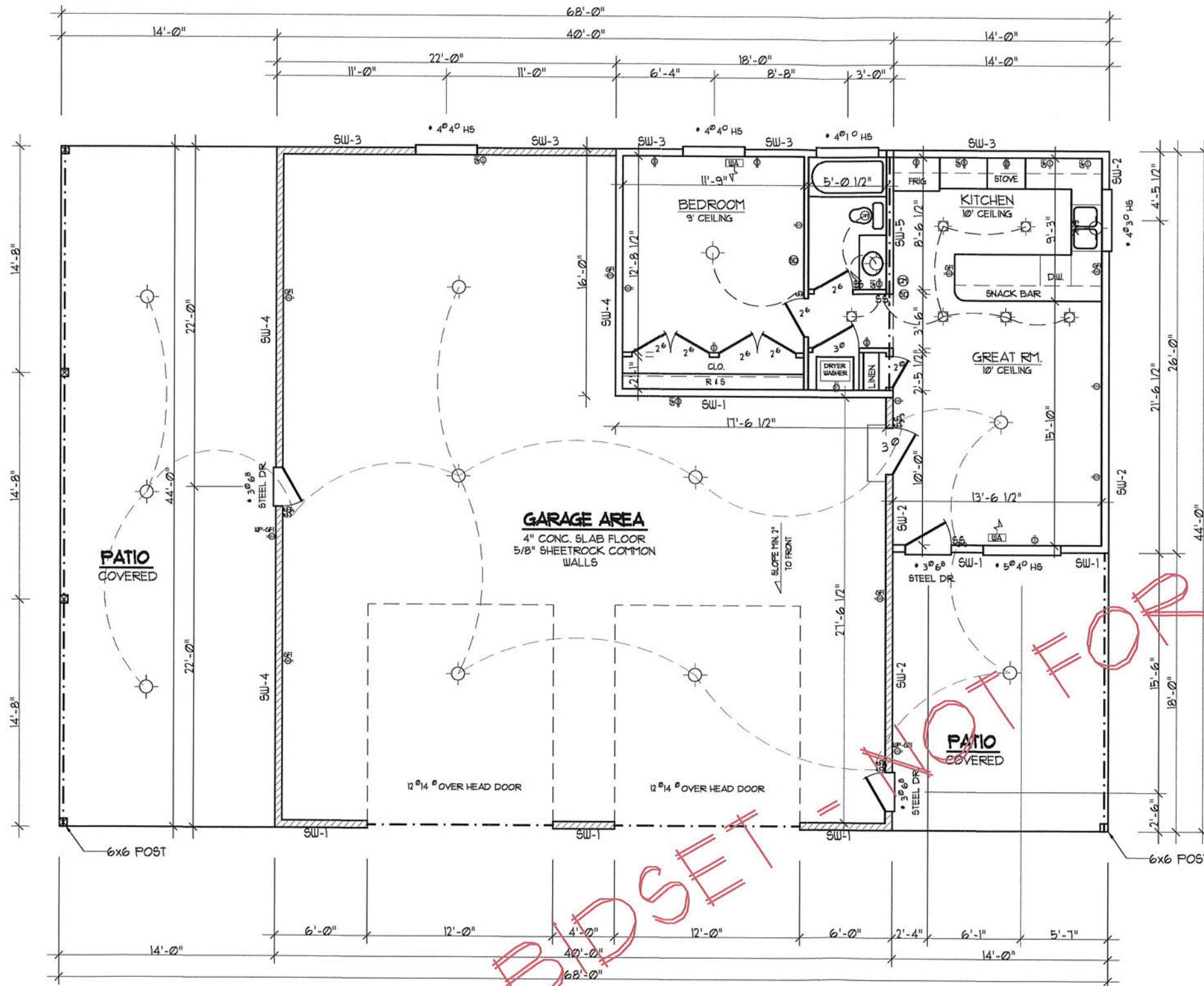
SCALE 1/8" = 1'-0"

NO FOR CONSTRUCTION

Kustom House Plans
 RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING
 NATE KARRAS P.E. (801) 786-0849 email: KustomNK@gmail.com

SCALE
 1/8" = 1'-0" 11x17
 1/4" = 1'-0" 24x36
 PLAN NUMBER
 NELSON **A3**

NOTE THIS PLAN IS THE PROPERTY OF KUSTOM HOUSE PLANS
 DO NOT COPY WITHOUT WRITTEN PERMISSION



- NOTES: GENERAL**
1. CONTRACTOR IS TO VERIFY DESIGN DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
 2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
 3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
 4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
 5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.
- NOTES: STRUCTURAL**
- SEE STRUCTURAL DETAIL 6 - SHEET 5-1, 5-2, AND 5-3

OUT FOR CONSTRUCTION

MAIN FLOOR PLAN
 SCALE 1/8" = 1'-0"
 651 SQ. FT. - ADU
 1412 SQ. FT. - GARAGE

Kustom House Plans
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SCALE
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 1/4" = 1'-0" 24x36

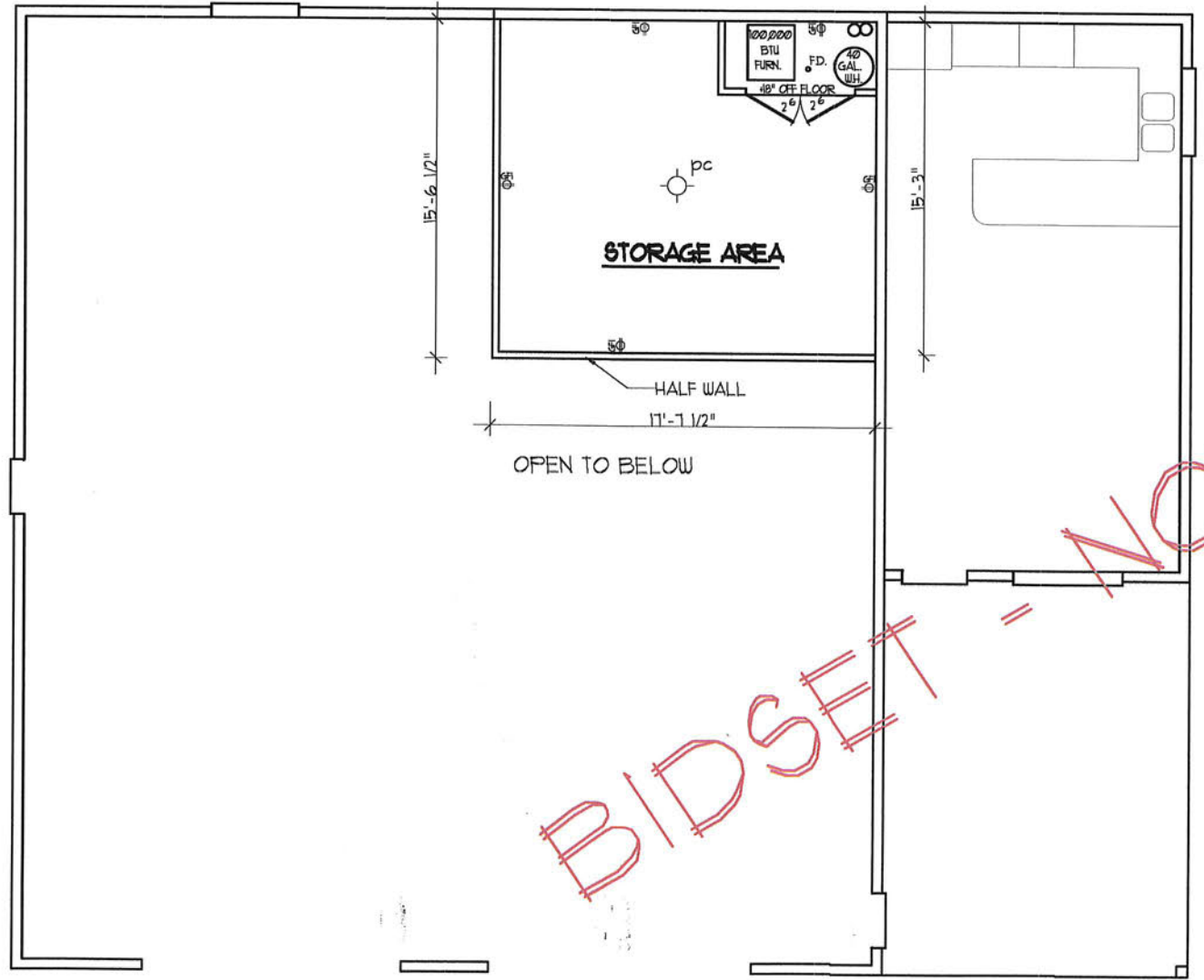
PLAN NUMBER
 NELSON | A4

NOTES: GENERAL

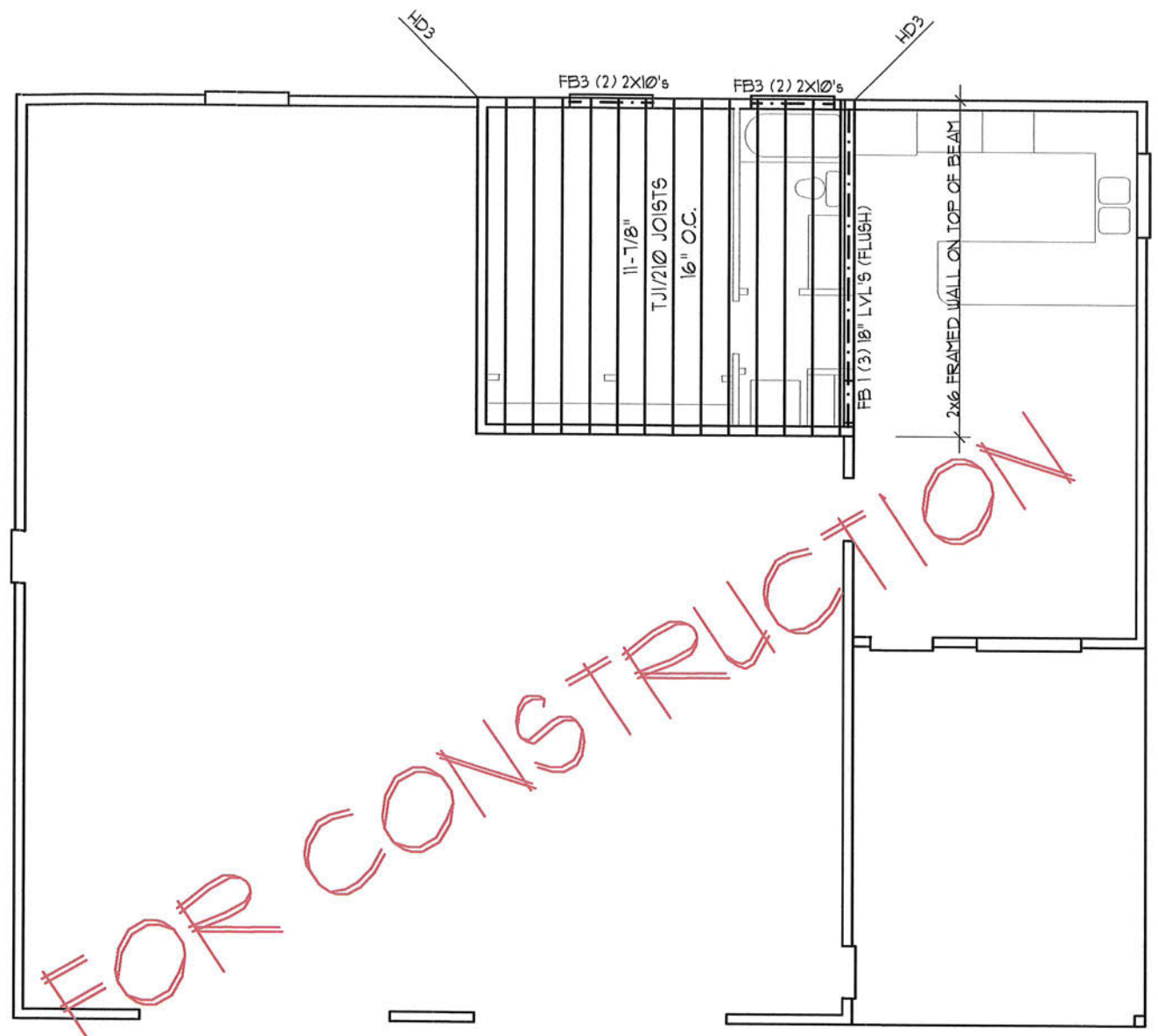
1. CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.

NOTES: STRUCTURAL

SEE STRUCTURAL DETAILS - SHEET S-1, S-2, AND S-3



LOFT AREA
SCALE 1/8" = 1'-0"



FLOOR FRAMING PLAN
SCALE 3/32" = 1'-0"

BIDSET - NOT FOR CONSTRUCTION

Kustom House Plans
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SCALE
1/8" = 1'-0" 11x17
1/4" = 1'-0" 24x36
PLAN NUMBER
NELSON **A5**

NOTE: THIS PLAN IS THE PROPERTY OF KUSTOM HOUSE PLANS
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Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 801-732-1064

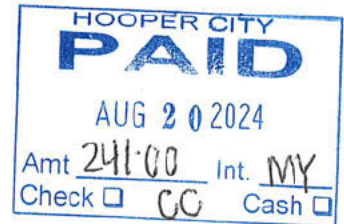
Fee: \$200.00
Date Submitted 8/20/24
mailings \$41.00

Conditional Use Permit: Oversized Structure

Print Applicant Name: Robert Edwards
Address: 4373 So 5400W
Phone #: [REDACTED]
Day Time Phone #: Same Email: [REDACTED]

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

Total Sq. footage of Structure: 1820
Height of Structure: 23.5'



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

Explain:

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

Please address these issues on the back of this application.

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

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

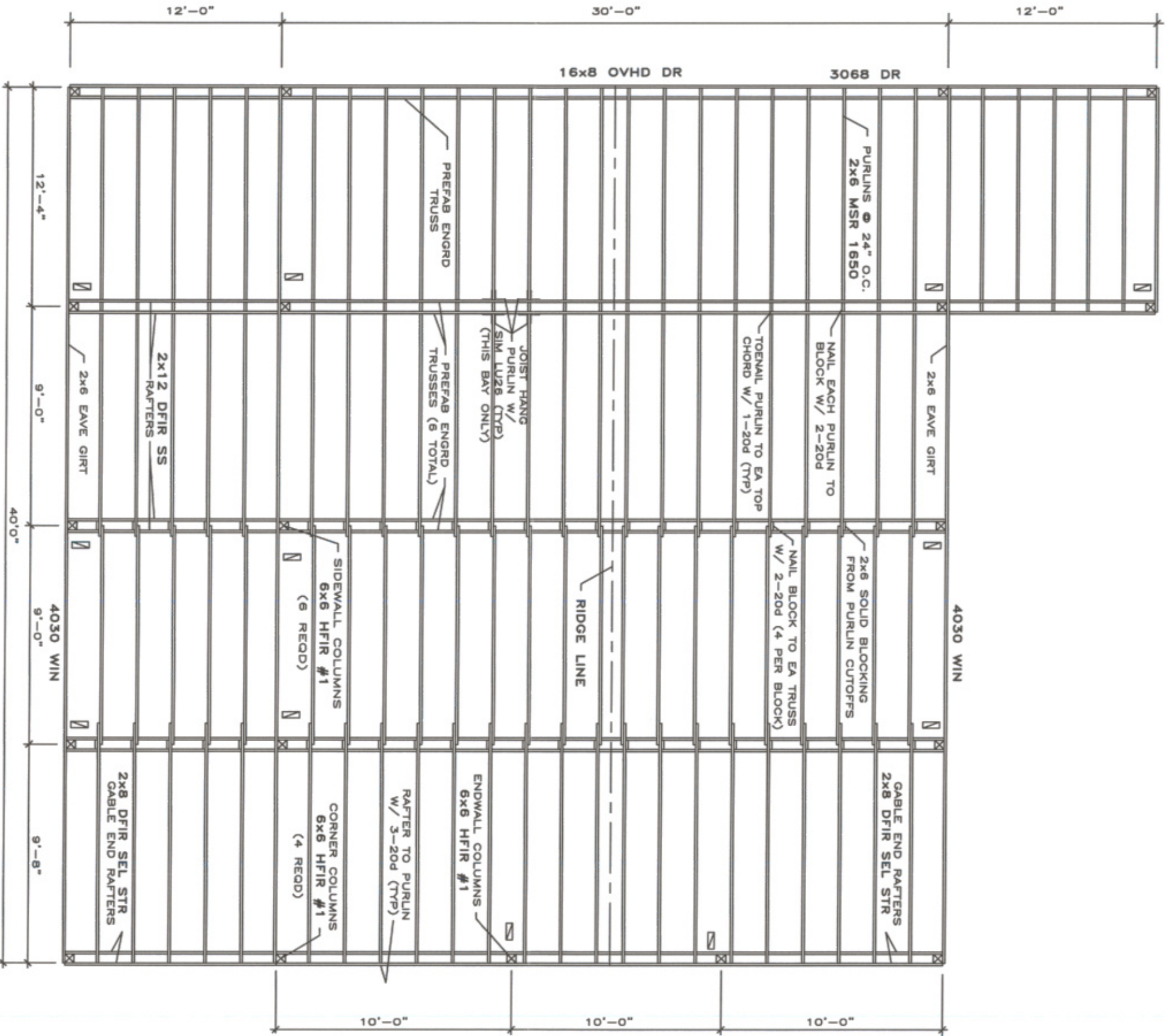
Signature: [Signature] Date: 21 Aug 24

Approval Date: _____ Disapproval Date: _____

Planning Commission Chairman

Comments/Conditions: _____

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



NOTES:
 SEE TRUSS DRAWINGS FOR DOUBLE TRUSS
 BLOCKING REQUIREMENTS AND WEB BLOCKING
 LOCATIONS, IF APPLICABLE.

**POST & FRAME
 STRUCTURE**
 30' WIDE x 40' LONG x 18' EAVE
 ROOF LOAD: LIVE 30 PSF
 DEAD LOAD: 3 PSF
 WIND LOAD: 105MPH EXP, C
 SEISMIC ZONE: D
 FOUNDATION PRESSURE: 1500 PSF
 LAT. SOIL BEARING: 150 PSF
 BUILDING DESIGN: 2021 IBC
 CLOSED BUILDING

**BOB EDWARDS
 4373 SOUTH 5400 WEST
 HOOPER, UTAH**
 COUNTY: WEBER
 ENGINEERS DESIGN RESPONSIBILITIES ARE LIMITED EXCLUSIVELY TO
 THOSE DOCUMENTS BEARING HIS SEAL AND SIGNATURE. ANY ALTER-
 ATIONS TO THESE DOCUMENTS OR THE PHYSICAL STRUCTURE BY ANY
 PERSONS OR AGENCY SHALL VOID SAID DOCUMENTS AND RELIEVE ENGR OF
 DESIGN RESPONSIBILITY, AND MAY CREATE LIABILITY ISSUE FOR THEMSELVES
 DRAWINGS ARE FOR STRUCTURAL COMPLIANCE ONLY. THEY ARE NOT TO
 BE CONSTRUED AS HAVING BEEN PREPARED FOR BUILDING USE, OCCUPANCY
 AND/OR FIRE & LIFE-SAFETY REQUIREMENTS OF LOCAL CODES OR
 AGENCIES. SLAB & RAFTERS SHOWN FOR CONSTRAINT ONLY. DESIGN
 MIX, THICKNESS, CUR, & REINFORCEMENT BY OTHERS. THIS
 STRUCTURE HAS NOT BEEN DESIGNED FOR USE WITH INTERIOR FINISH
 MATERIALS SUBJECT TO DAMAGE OR FAILURE DUE TO LATERAL MOVEMENT

**BSB
 ENGINEERING**
 3632 SOUTH 3500 WEST
 WEST HAVEN, UT 84401
 (801) 731-4597
 (801) 731-2576 (FAX)
 SCALE NONE
 BSB 7/09/24
 K1T 224372



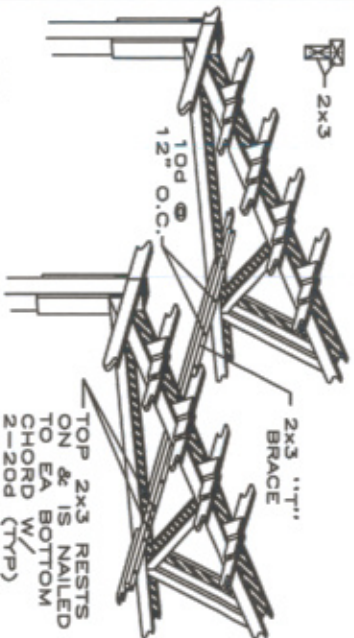
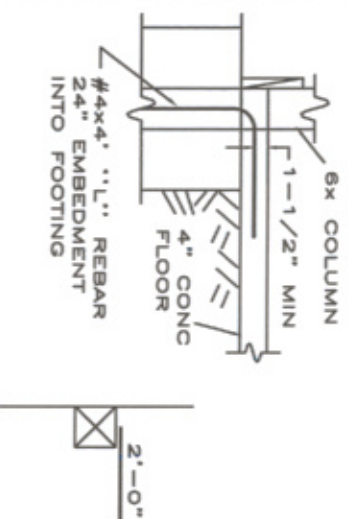
7/10/24

1. BUILDING PAD SHALL BE CONSTRUCTED ON LEVEL SOIL.
2. COULING FOOTING CONCRETE BACKFILL SHALL BE CAREY AGAINST EXISTING UNDISTURBED SOIL. THE SIZE AND SHAPE SHOWN ON DRAWINGS (U.O.N.) AND THE LAYERS SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
3. FOUNDATION SHALL BE 48" MINIMUM ABOVE FINISH FLOOR.
4. BOLT HEADS & NUTS BEARING ON WOOD SHALL HAVE STD. PLATE LAGERS. BOLT HEADS SHALL BE ASTM A307. BOLT HEAD DIA. SHALL BE 1/16" LARGER THAN BOLT DIA.
5. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE ASTM A99 UNLESS OTHERWISE NOTED.
6. REBAR SHALL BE GRADE 40 UNLESS OTHERWISE NOTED. (U.O.N.)
7. CONCRETE FOR FOOTINGS & SLABS $f'_{c}=2500$ PSI
8. SPACING BLOCKS SHALL BE PRE-DRILLED PRIOR TO SETTING BOA NAILS
9. BOA NAILS SHALL BE GALV. BOX TYPE
10. BOLT HOLES SHALL BE DRILLED STRAIGHT AND PERPENDICULAR TO THE COLUMN FACE TO ASSURE FULL BOLT BEARING
11. SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS
12. ALL 6x TIMBERS SHALL BE ROUGH SAW AND TREATED TO 0.60 RET W/CCA TYPE C.
13. NO OTHER MATERIALS SHALL BE USED W/O MAN' BUILDING APPROVAL.

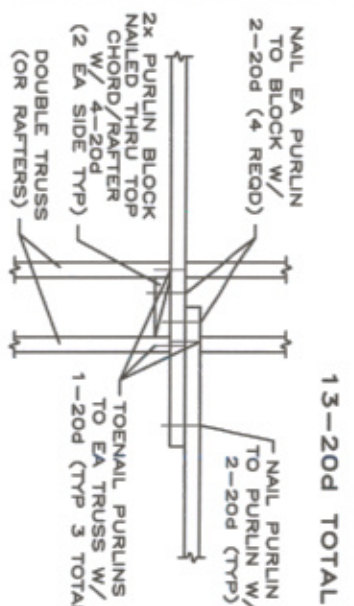
1 NOTES

2 ALL EXCEPT CORNER COLUMNS

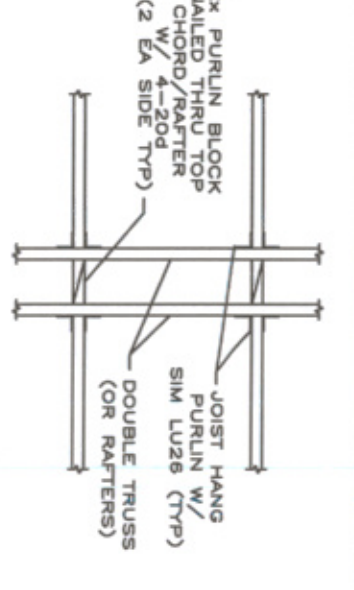
3 TYP. PANEL W/O EXTENDED LEG N.T.S.



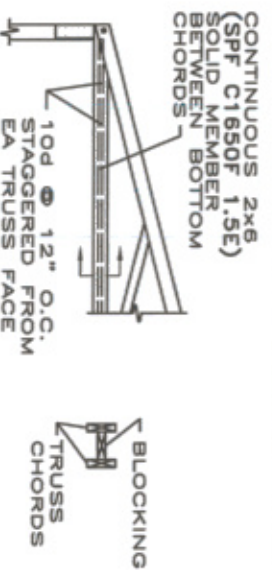
4 "T" BRACING DETAIL



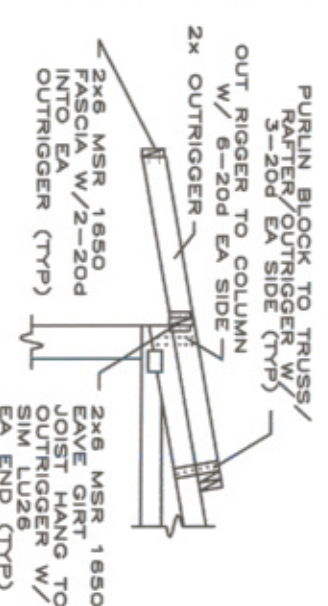
5 PURLIN BLOCK NAILING



6 PURLIN BLOCK NAILING

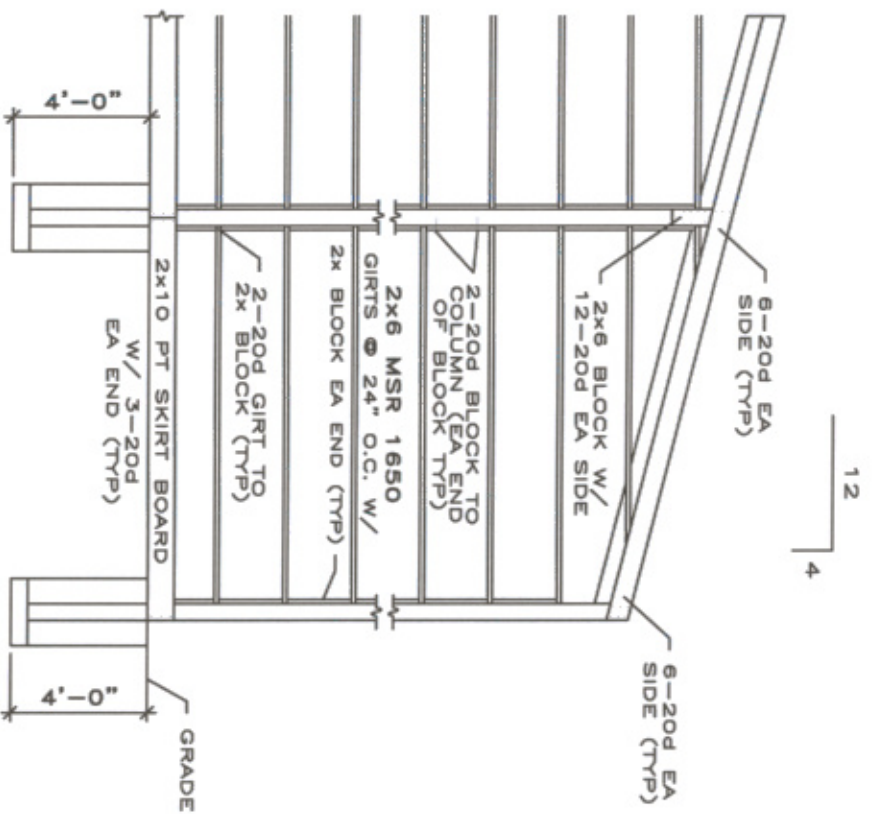


7 BOTTOM CHORD SOLID BLOCKING



8 OVERHANG DETAIL

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



SHT 2 of 3

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

BOB EDWARDS
 4373 SOUTH 5400 WEST
 HOOPER, UTAH
 WEBER COUNTY

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

BSB ENGINEERING

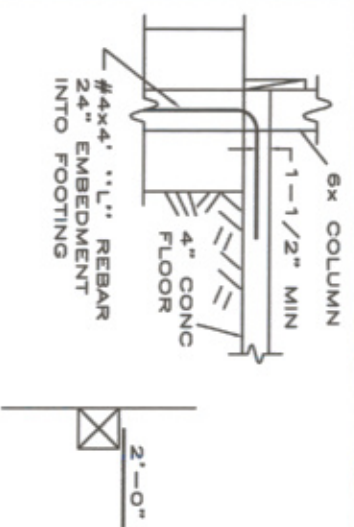
3532 SOUTH 9500 WEST
 WEST HAVEN, UT 84401
 (801) 731-4597
 (801) 731-2576 (FAX)

SCALE NONE
 BSB 7/02/24
 KIT Z24372



9/3/24

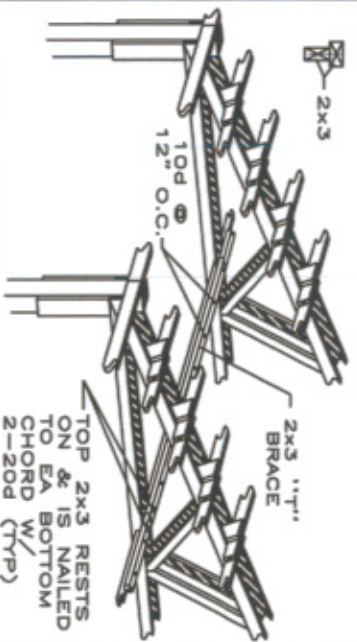
1. BUILDING PAD SHALL BE CONSTRUCTED ON 18" MIN. SOIL. GROUND EXPOSING
2. COLUMN FOOTING CONCRETE BLOCKS SHALL BE CLASSIFIED PER U.O.M. UNDESIGNED SOIL. THE SIZE AND SHAPE SHOWN ON DRAWINGS (U.O.M.)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AND THE LATEST EDITION OF THE I.B.C.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



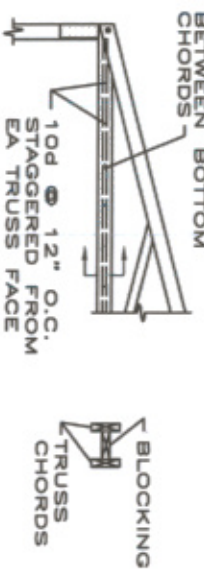
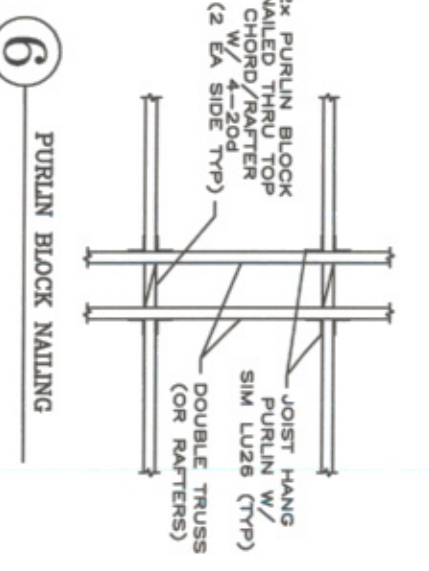
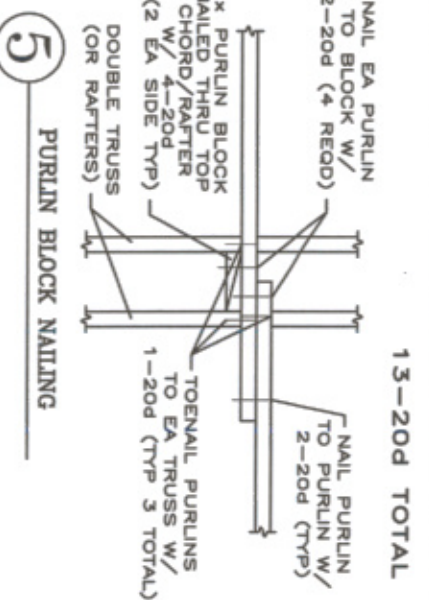
1 NOTES

2 ALL EXCEPT CORNER COLUMNS

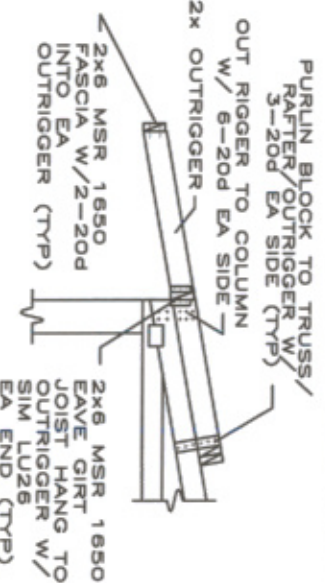
3 TYP. PANEL W/O EXTENDED LEG N.T.S.



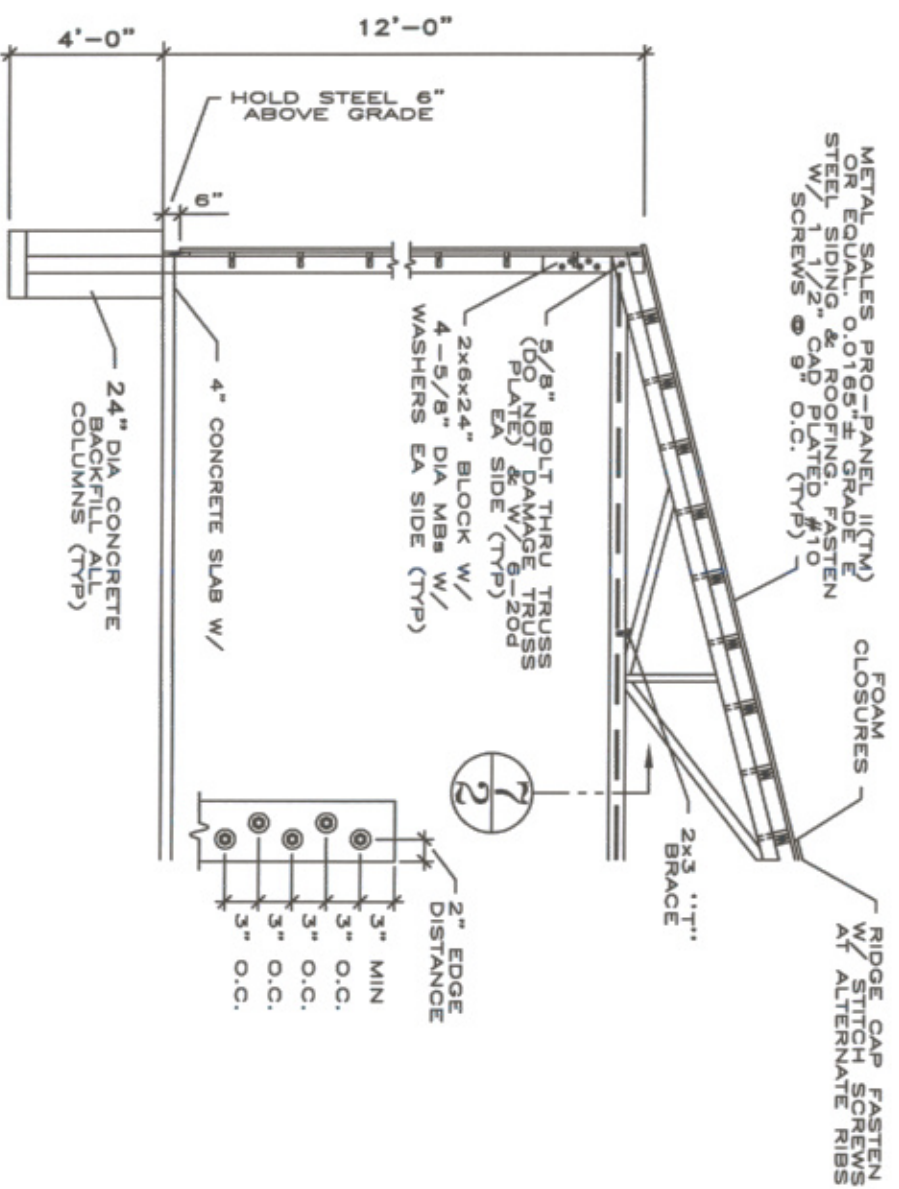
4 "1" BRACING DETAIL



7 BOTTOM CHORD SOLID BLOCKING



8 OVERHANG DETAIL



SHT 2 of 3

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

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

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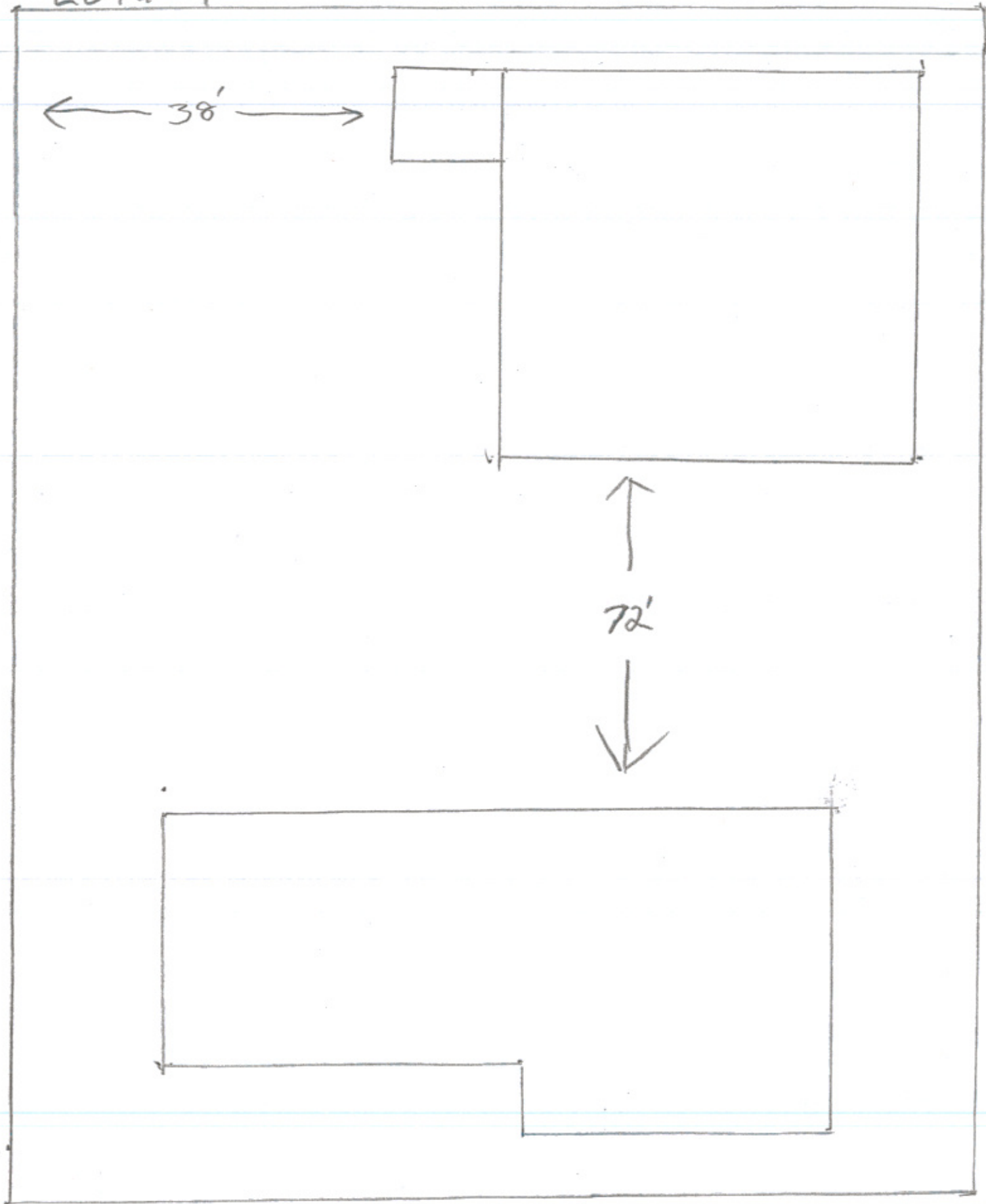
BSB ENGINEERING
 3532 SOUTH 3500 WEST
 WEST HAVEN, UT 84401
 (801) 731-4597
 (801) 731-2576 (FAX)
 SCALE NONE
 BSB 7/02/24
 KIT Z24372

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

43 73 50 5400W

Hadley Landings

LOT # 9



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

Mailings & W4
 Fee: \$200.00
Date Submitted 10/15/24

Conditional Use Permit: Oversized Structure

Print Applicant Name: Hawks Residence "Ray Hawks" and Jamey Taylor"
Address: 3601 S. 5325 W. Hooper UT 84315
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 5 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 5 feet.)
 - List any easements on property
 - Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
 - Concept drawing of what structure will look like
 - Building materials
 - Driveway materials
 - Landscaping design

Total Sq. footage of Structure: 2900
Height of Structure: 22' 6"



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

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

Please address these issues on the back of this application.

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

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

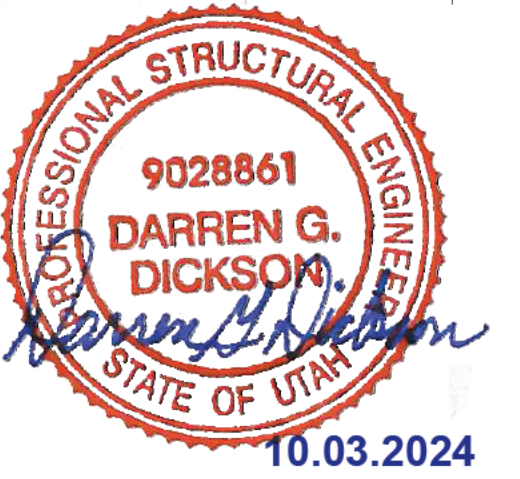
Signature: [Signature] Date: October 22, 2024

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.

STAMP:



CONSULTANTS:

PROJECT INFORMATION:

**Hawk Accessory
Building**
3661 S 5325 W
Hooper, Utah

CLIENT INFORMATION:

CUSTOMWORKS
721 S 4100 W
WEST WEBER, UTAH 84404
customworksutah@gmail.com
801.589.9340

CONTRACTOR INFORMATION:

CUSTOMWORKS
721 S 4100 W
WEST WEBER, UTAH 84404
customworksutah@gmail.com
801.589.9340

ISSUE ID CHANGE NAME BY DATE

PROJECT NO: 2024.0080

DRAWN BY: DGD

Contractor shall verify all dimensions, conditions and measurements at the job prior to construction. This drawing as an instrument of professional service, is the property of HD STRUCTURAL ENGINEERING and shall not be used, in whole or in part, for any other project without the permission of an authorized representative of HD STRUCTURAL ENGINEERING. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2023 by HD STRUCTURAL ENGINEERING.

SHEET TITLE:

SITE PLAN

S2

Hawks Residence
Barn Plan

Parcel #087090012
3661 South 5325 West
Hooper, Utah

Area: 21,510 Sq. Ft.
.49 Acres

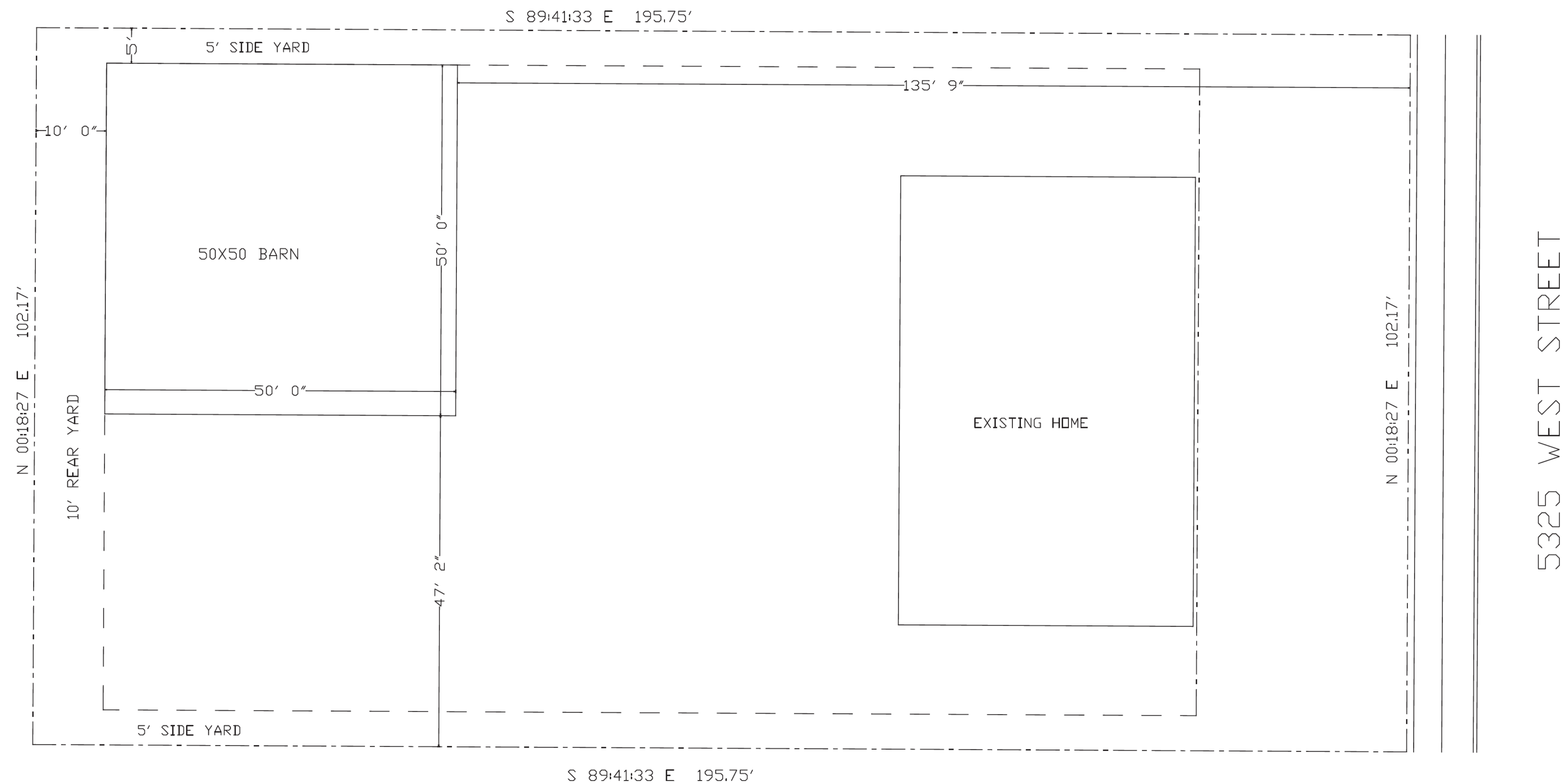
Scale: 1" = 10'



-----Property Line
- - - - - Building Setbacks

ZONE R-2

ACCESSORY BUILDING CODES:
SIDE SETBACK: 5'
REAR SETBACK: 10'
MAX HEIGHT: 25'
FROM HOME: 10'
MAX LOT COVERAGE: 65%



STAMP:



CONSULTANTS:

PROJECT INFORMATION:

Hawk Accessory Building
3661 S 5325 W
Hooper, Utah

CLIENT INFORMATION:

CUSTOMWORKS
721 S 4100 W
WEST WEBER, UTAH 84404
customworksutah@gmail.com
801.589.9340

CONTRACTOR INFORMATION:

CUSTOMWORKS
721 S 4100 W
WEST WEBER, UTAH 84404
customworksutah@gmail.com
801.589.9340

ISSUE ID CHANGE NAME BY DATE

PROJECT NO: 2024.0080

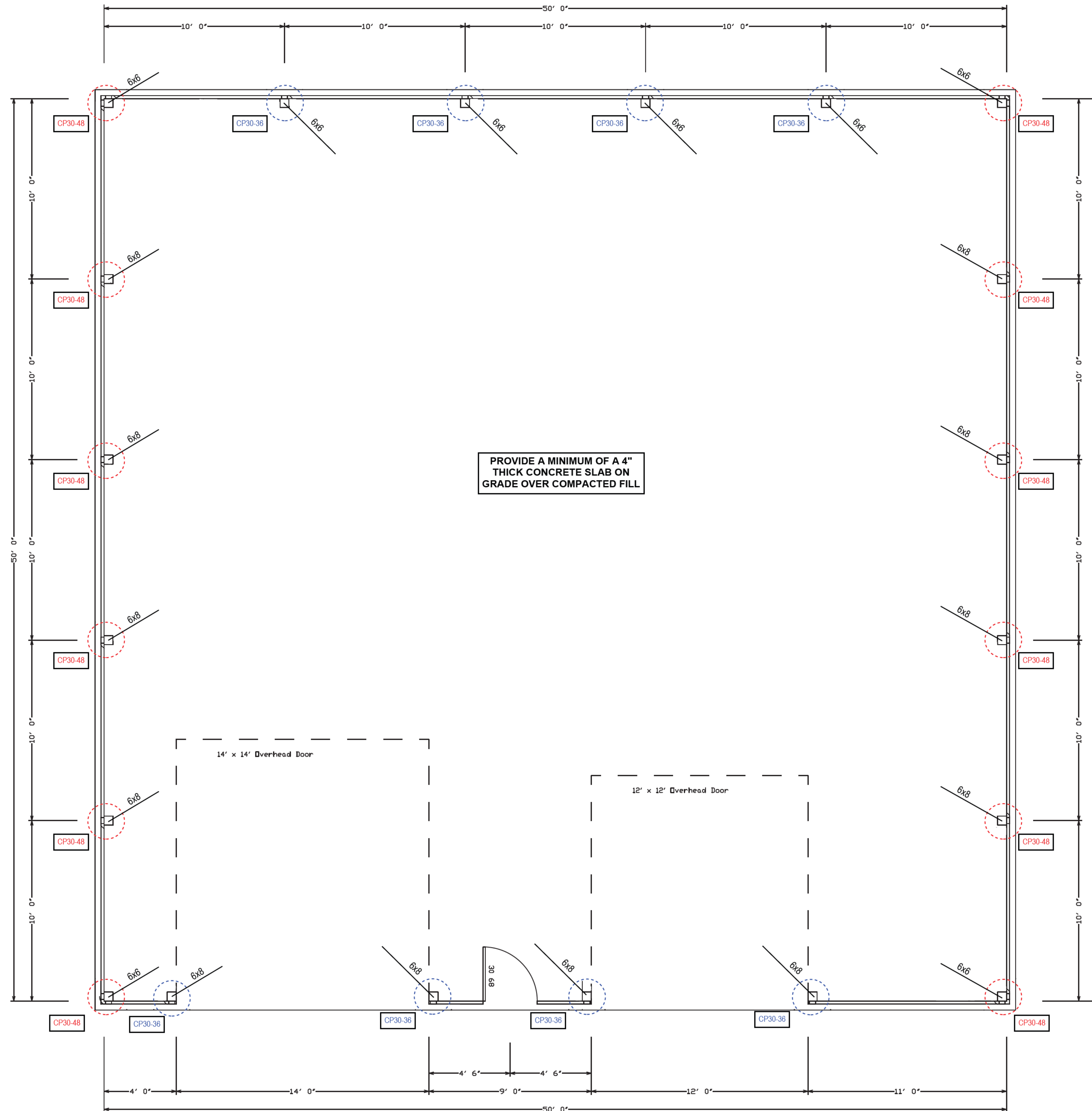
DRAWN BY: DGD

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SHEET TITLE:

FOOTING FOUNDATION PLAN

S3



FOOTING AND FOUNDATION PLAN
NOT TO SCALE

RIGID INSULATION NOTES:

1. INSULATION AT THE BUILDING PERIMETER AT THE SLAB ON GRADE SHALL BE 2" RIGID FOAM BOARD.
2. ALLOWABLE TYPES: EPS TYPE II OR TYPE IX; XPS TYPE IV, V, VI, VIII, OR X PER ASTM C578.
3. INSULATION SHALL HAVE A MIN R VALUE OF 3.2.
4. THE VERTICAL PIECE SHALL BE A MIN OF 16" TALL. THE HORIZONTAL PIECE SHALL EXTEND A MIN OF 12" AWAY FROM THE BUILDING.

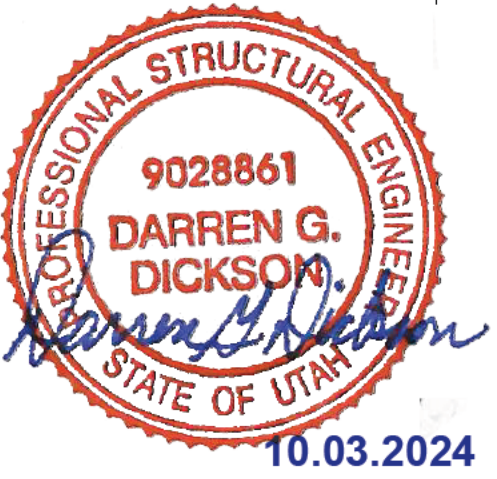
WOOD POSTS AND FRAMING NOTES:

1. 6"x6" WOOD POSTS SHALL BE DF-#1 OR BTR, TREATED.
2. 6"x8" WOOD POSTS SHALL BE DF-#1 OR BTR, TREATED.
3. ALL WOOD POSTS SHALL BE EMBEDDED IN THE CONCRETE PIER PER DETAIL SHOWN ON SHEET S11.
4. EXTERIOR WALLS FRAMED WITH 2x6 DF-L #2 OR BTR HORIZ. GIRTS AROUND ALL SIDES. SHORT SIDE RECEIVES 2X6 DIAG BRACING. VERTICAL SPACING BETWEEN GIRTS SHALL NOT EXCEED 32" oc.
5. EXTERIOR WALLS TO RECEIVE 29 GAUGE STEEL PANELS, SEE WALL SECTION ON SHEET S11 FOR CONNECTION OF PANELS TO GIRTS. STYLE AND COLOR OF METAL PANEL, ETC. BY CONTRACTOR/OWNER.
6. INTERIOR PARTITION WALLS AT USE TYPICAL 2x4 FRAMING AND GYPSUM WALL BOARD.
7. ANY DEMISING WALLS BETWEEN TWO SPACES SHALL BE 2x6 STUD WALLS WITH GYPSUM WALL BOARD.
8. ALL BEARING WALLS BETWEEN SHALL BE 2x6 STUD WALLS WITH GYPSUM WALL BOARD.

CONCRETE FTG SCHEDULE:

- CP30-36 : 2'-6" DIA x 3'-0" DEEP CONC PIER
- CP30-48 : 2'-6" DIA x 4'-0" DEEP CONC PIER

STAMP:



CONSULTANTS:

PROJECT INFORMATION:
Hawk Accessory Building
3661 S 5325 W
Hooper, Utah

CLIENT INFORMATION:
CUSTOMWORKS
721 S 4100 W
WEST WEBER, UTAH 84404
customworksutah@gmail.com
801.589.9340

CONTRACTOR INFORMATION:
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WEST WEBER, UTAH 84404
customworksutah@gmail.com
801.589.9340

ISSUE ID	CHANGE NAME	BY	DATE

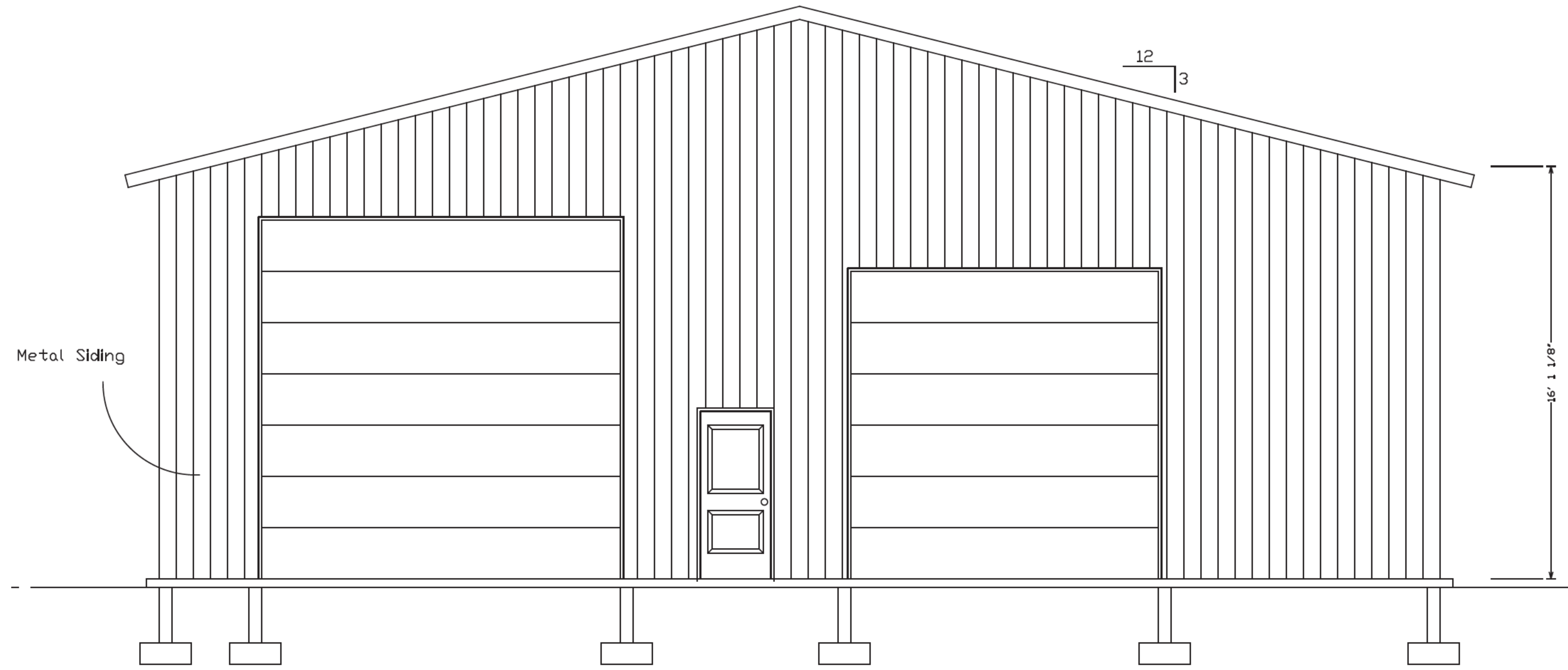
PROJECT NO: 2024.0080
DRAWN BY: DGD

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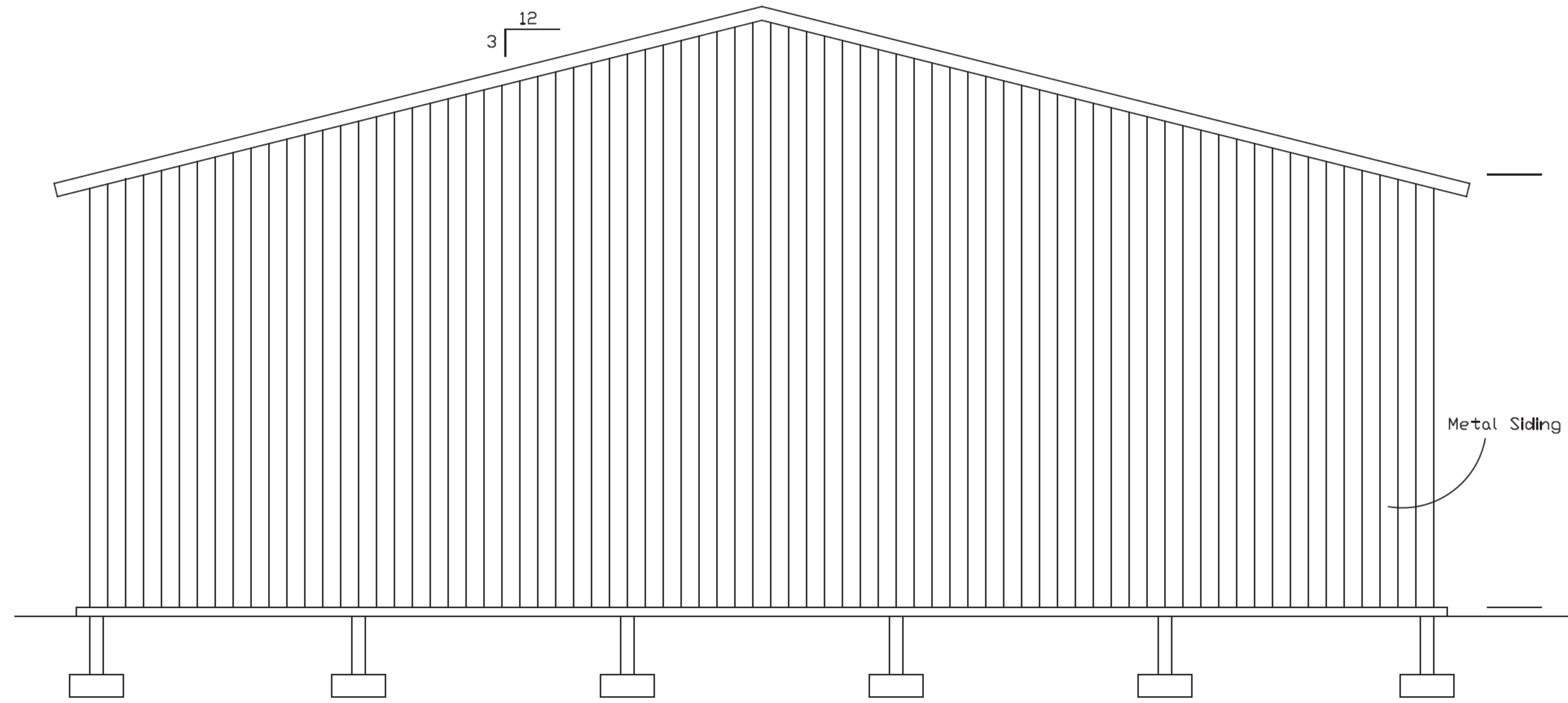
SHEET TITLE:

ELEVATIONS

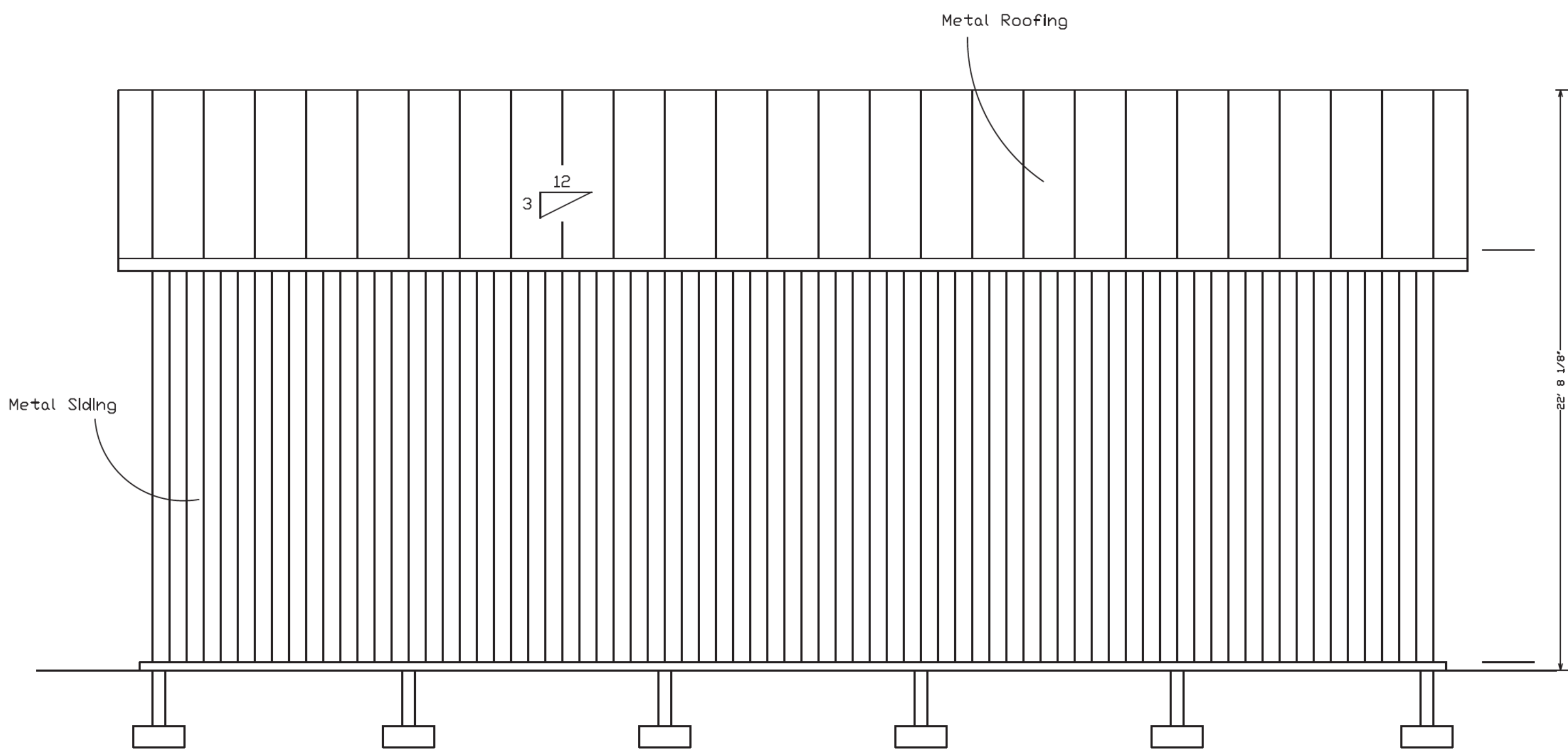
S5



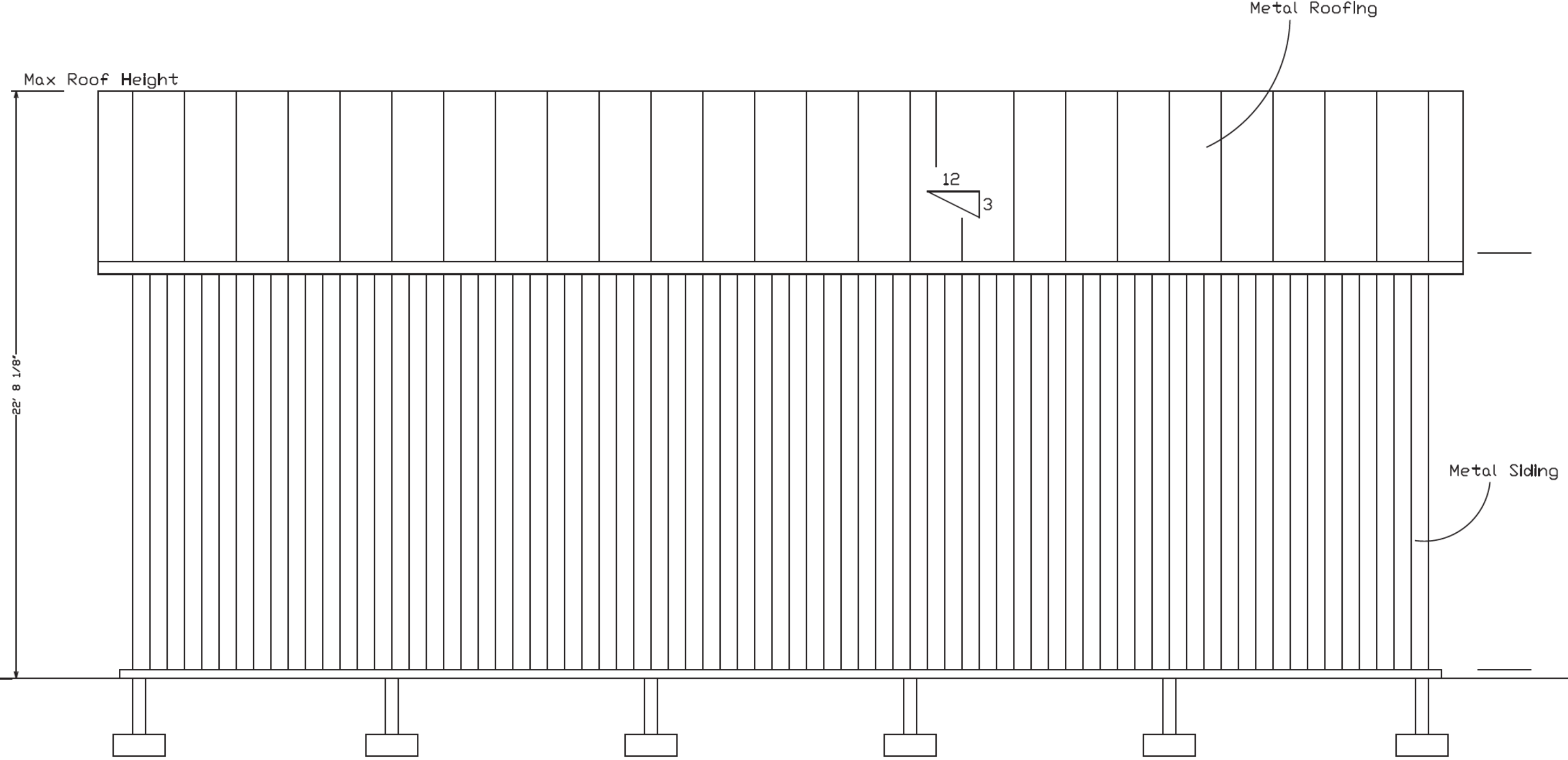
FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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

Stamping \$17.00
 Fee: \$200.00
Date Submitted 10/17/24

Conditional Use Permit: Oversized Structure

Print Applicant Name: Brycin Silvester & Tren Silvester
Address: 6878 W. 4700 S Hooper UT 84315
Phone #: [REDACTED]
Day Time Phone #: Same as above Email: [REDACTED]

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



Total Sq. footage of Structure: 3120 sq. Ft.
Height of Structure: 23 feet at peak

- What will the structure be used for? Garage / storage
- Will any plumbing be installed in the structure? Yes _____ No X
- Will any electricity be installed in the structure? Yes _____ No X
- Will structure be used for a business? Yes _____ No X

If yes, have you applied for a business license with Hooper City? Yes _____ No _____
Explain: _____

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

Please address these issues on the back of this application.

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

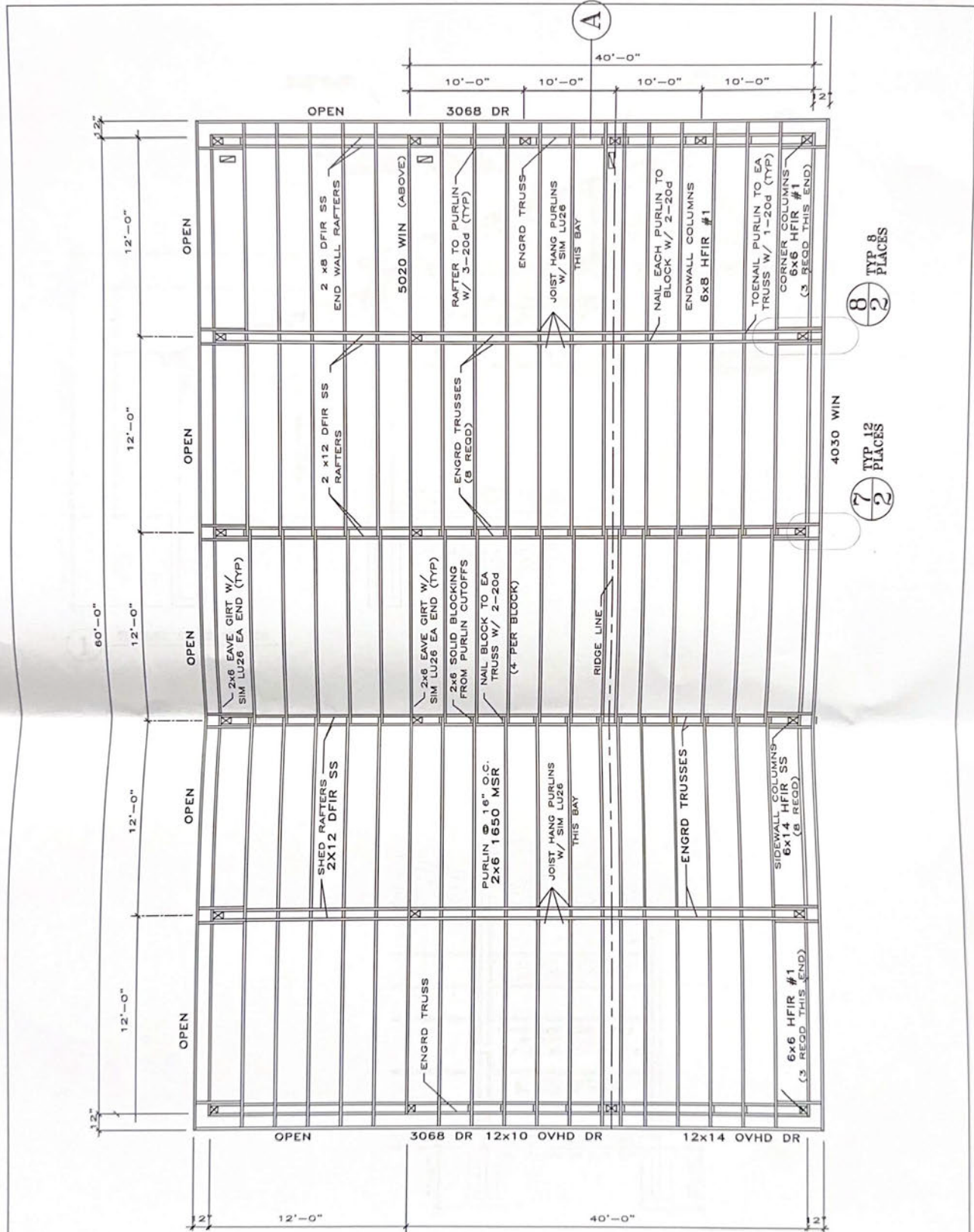
I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if conditional use does not start within (12) months and also if the conditional use is discontinued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

Signature: [Signature] Date: 10/17/2024

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.



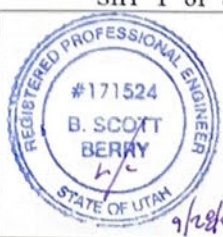
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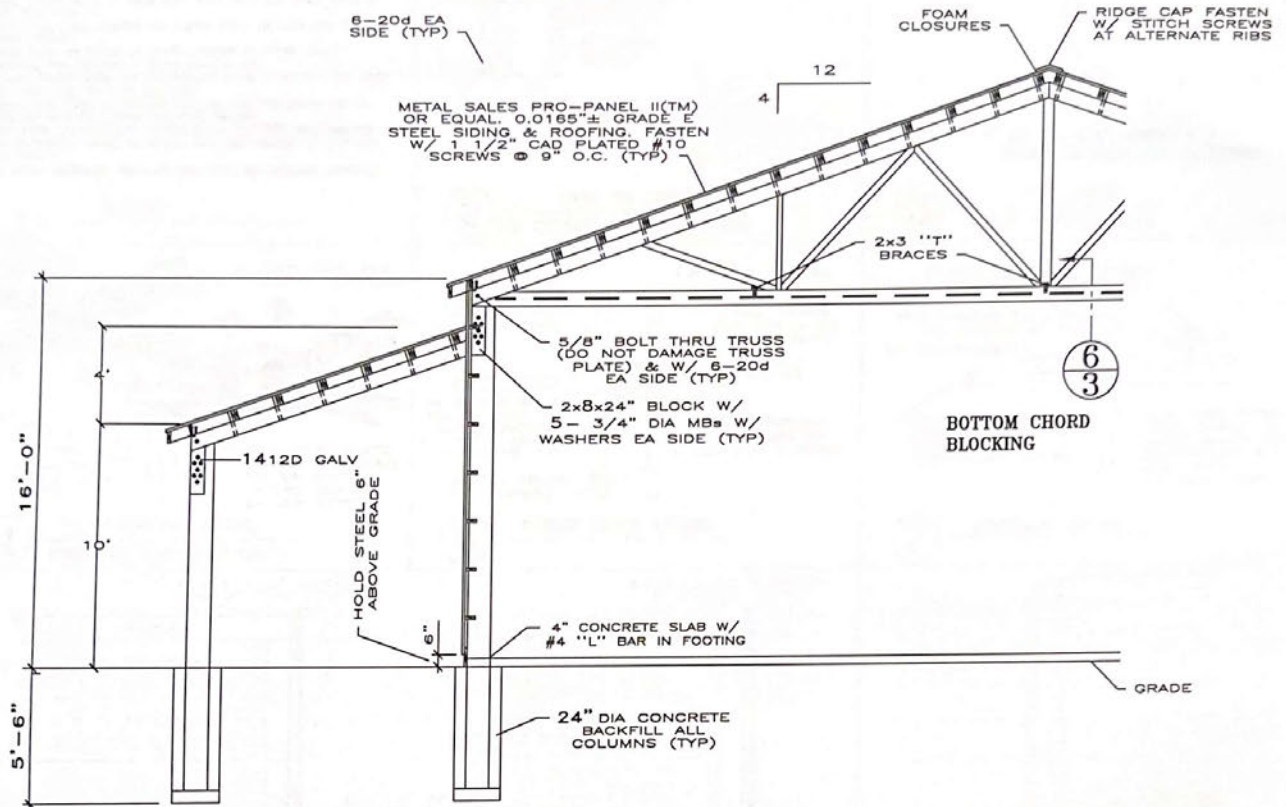
SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS AND WEB BLOCKING LOCATIONS, IF APPLICABLE.

POST & FRAME BUILDING
 40' WIDE x 80' LONG x 18' EAVE W/ 12' x 60' 14/10 SHED
 ROOF LOAD: LIVE 30 PSF
 DEAD LOAD: 3 PSF
 WIND LOAD: 105MPH EXP. C
 SEISMIC ZONE: D
 FOUNDATION PRESSURE: 1500 PSF
 LAT. SOIL BEARING: 150 PSF
 BUILDING DESIGN: 2021 IBC
 CLOSED BUILDING

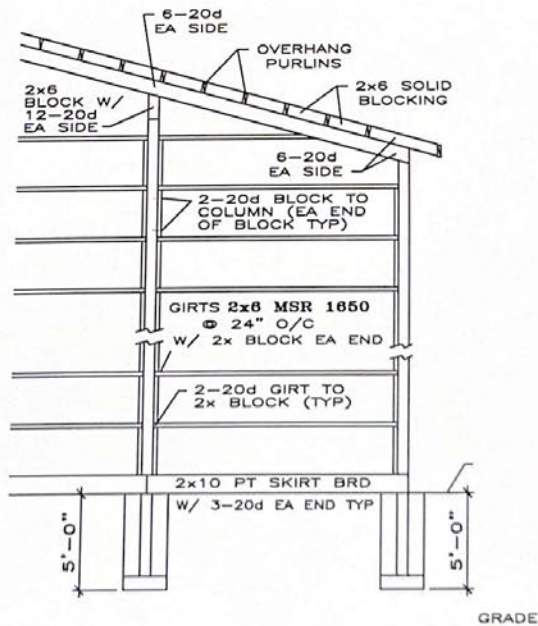
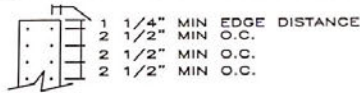
BRYON SILVESTER
 6878 WEST 4700 SOUTH
 HOOPER, UTAH
 COUNTY: WEBER
 ENGINEER'S DESIGN RESPONSIBILITIES ARE LIMITED EXCLUSIVELY TO THOSE DOCUMENTS BEARING HIS SEAL AND SIGNATURE. ANY ALTERATIONS TO THESE DOCUMENTS OR THE PHYSICAL STRUCTURE BY ANY PERSONS OR AGENCY SHALL VOID SAID DOCUMENTS AND RELIEVE ENGR OF DESIGN RESPONSIBILITY, AND MAY CREATE LIABILITY ISSUE FOR THEMSELVES DRAWINGS ARE FOR STRUCTURAL COMPLIANCE ONLY. THEY ARE NOT TO BE CONSTRUED AS HAVING BEEN PREPARED FOR BUILDING USE, OCCUPANCY AND/OR FIRE & LIFE-SAFETY REQUIREMENTS OF LOCAL CODES OR AGENCIES. SLAB & HAIRPINS SHOWN FOR CONSTRAINT ONLY. DESIGN MIX, THICKNESS, C.F. & REINFORCEMENT BY OTHERS. THIS STRUCTURE HAS NOT BEEN DESIGNED FOR USE WITH INTERIOR FINISH MATERIALS SUBJECT TO DAMAGE OR FAILURE DUE TO LATERAL MOVEMENT

BSB ENGINEERING
 3532 SOUTH 3500 WEST
 WEST HAVEN, UT 84401
 (801) 731-4597
 (801) 731-2578 (FAX)
 SCALE: NONE
 BSB: 01/25/22
 KIT: Z24381



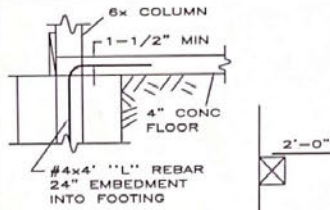


1 TRUSSED CROSS SECTION

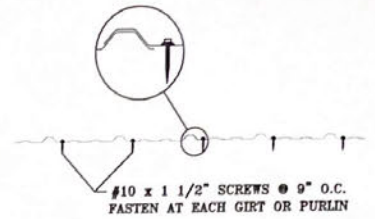


1. BUILDING PAD SHALL BE CONSTRUCTED ON LEVEL UNDISTURBED SOIL.
2. COLUMN FOOTING CONCRETE BACKFILL SHALL BE CAST AGAINST EXISTING UNDISTURBED SOIL THE SIZE AND SHAPE SHOWN ON DRAWINGS (O.A.)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AND THE LATEST EDITION OF THE UNIFORM BUILDING CODES.
4. BOLT HEADS & NUTS BEARING ON WOOD SHALL HAVE STD. FLAT WASHERS BOLTS SHALL BE ASTM A307. BOLT HOLE DIA. SHALL BE 1/16" LARGER THAN BOLT DIA.
5. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.
6. REBAR SHALL BE GRADE 40 UNLESS OTHERWISE NOTED. (U.O.N.)
7. CONCRETE FOR FOOTINGS & SLABS $f_c=2500$ PSI
8. BEARING BLOCKS SHALL BE PRE-DRILLED PRIOR TO SETTING SO4 NAILS
9. SO4 NAILS SHALL BE GALV. BOX TYPE
10. BOLT HOLES SHALL BE DRILLED STRAIGHT AND PERPENDICULAR TO THE COLUMN FACE TO ASSURE FULL BOLT BEARING
11. SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS
12. ALL 2x TIMBERS SHALL BE ROUGH SAWN AND TREATED TO 0.50 KET W/CCA TYPE C
13. NO OTHER MATERIALS SHALL BE USED W/O MAY BUILDING APPROVAL

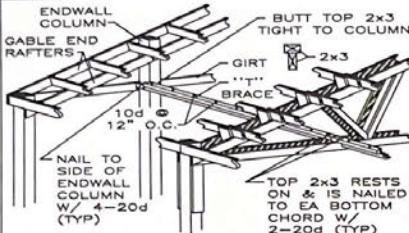
① NOTES



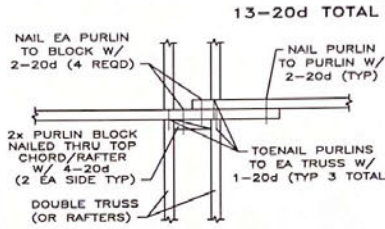
② HAIR PIN (TYP)
ALL EXCEPT CORNER COLUMNS



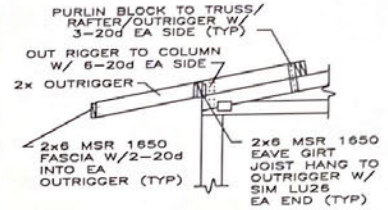
③ TYP. PANEL
W/O EXTENDED LEG N.T.S.



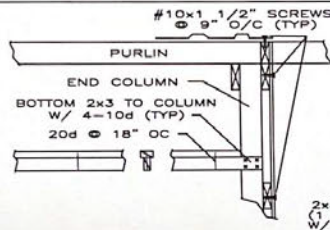
④ "T" BRACING DETAIL
(TRUSSED BUILDINGS ONLY)



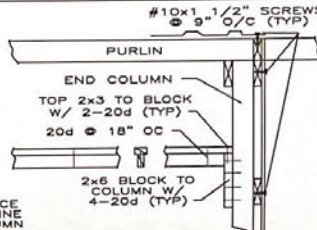
⑤ PURLIN BLOCK NAILING



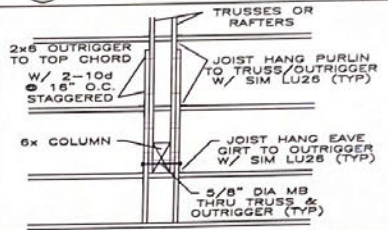
⑦ OVERHANG DETAIL



A END WALL SECTION



END WALL SECTION
(OPTIONAL)



⑧ JOIST HUNG
OVERHANG DETAIL

POST & FRAME BUILDING
40' WIDE x 60' LONG x 18' EAVE
W/ 12' x 60' 14/10 SHED

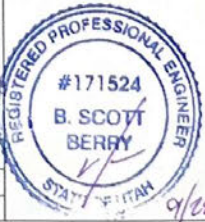
ROOF LOAD: LIVE 30 PSF
DEAD LOAD: 3 PSF
WIND LOAD: 105MPH EXP. C
SEISMIC ZONE: D
FOUNDATION PRESSURE: 1500 PSF
LAT. SOIL BEARING: 150 PSF
BUILDING DESIGN: 2021 IBC
CLOSED BUILDING

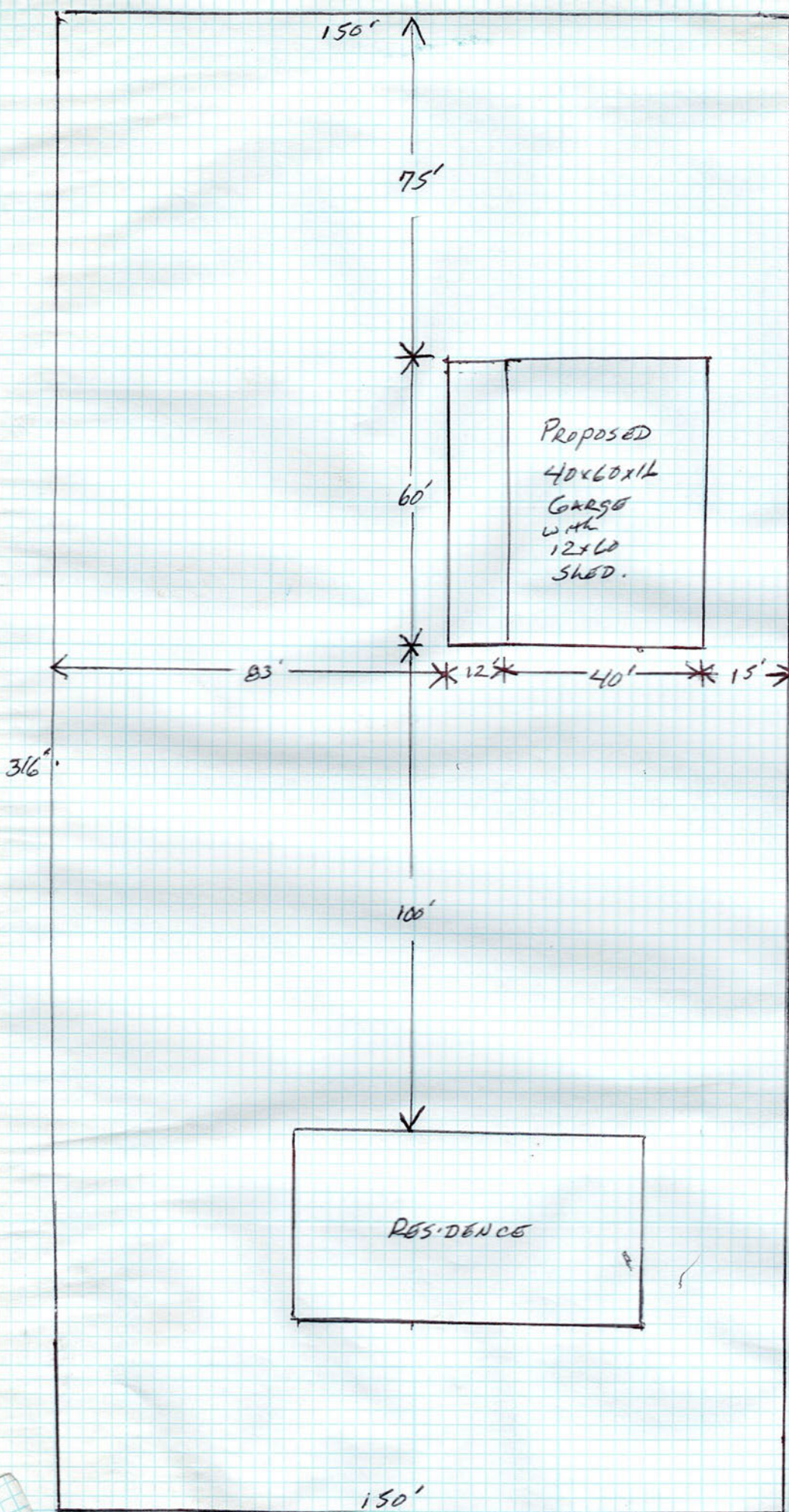
BRYON SILVESTER
6878 WEST 4700 SOUTH
HOOPER, UTAH
COUNTY: WEBER

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BSB ENGINEERING
3532 SOUTH 3500 WEST
WEST HAVEN, UT 84401
(801) 731-4597
(801) 731-2576 (FAX)

SCALE: NONE
BSB: 01/25/22
KIT: Z24381





Site Plan
 Brycin Silvester
 6878 West 4700 So.
 Hooper Utah

Parcel # 100840002
 Clearwood Sub
 Each Square = 3'

316' North
 2400 Sq Ft Bldg
 3120 Sq Ft with shed
 \$84,000.00 Valuation
 22'6" Max Height

4700 South Street