

HOOPER CITY
PLANNING COMMISSION AGENDA
OCTOBER 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, October 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
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
 - a. Motion – Approval of Minutes dated September 14, 2023.
4. Action Items
 - a. Conditional Use Permit Request for Curtis Crabtree for an oversized structure totaling 1,920 sq ft with an accessory dwelling unit totaling 960 sq ft located at 4440 S 6300 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
 - b. Conditional Use Permit Request for Gerald Gaddis for an oversized structure totaling 3,200 sq ft with an accessory dwelling unit totaling 960 sq ft located at 5230 W 4175 S.
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - c. Conditional Use Permit Request for Kayla Peterson for an oversized structure totaling 4,000 sq ft located at 7133 W 5500 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
 - d. Preliminary Review of the West View Subdivision located at 5800 W 4200 S for Still Water Construction.
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - e. Discussion: Commercial Cell Tower Final Draft
 - f. Discussion: Land Use Code changes
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

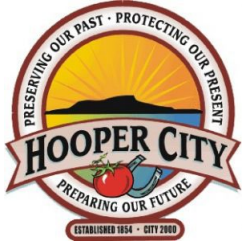
Morghan Yeoman

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 October 12, 2023.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, SEPTEMBER 14, 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 September 14, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Mary Simpson – Chair
Sheldon Greener – Vice Chair
Amanda Prince
Blake Cevering
Bryce Widdison

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Brandon Richards – City Attorney

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

Jesse Funk, Blake Larsen, Kamie Hubbard,
Bryce Clark, Jeremy Moore

6:30PM WORK MEETING

1. Discussion on Agenda Items

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

7:00PM REGULAR MEETING

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Prince led in the Pledge of Allegiance.

b. Reverence

Commissioner Cevering offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated July 13, 2023

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED JULY 13, 2023 WITH THE CHANGES THAT WAS DISCUSSED IN THE WORK MEETING. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- b. Motion – Approval of Minutes dated August 10, 2023

COMMISSIONER PRINCE MOTIONED TO APPROVE THE MINUTES DATED AUGUST 10, 2023 WITH THE CHANGES THAT WAS DISCUSSED IN THE WORK MEETING. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

- a. Conditional Use Permit Request for Jesse Funk for a Pre-Manufactured Home totaling 1,813 sq ft located at 4222 S 5500 W

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

Jesse Funk located at 4222 S 5500 W explained that his parents had subdivided off one (1) acre of their property for him to build on. Confirmed that the roof height is ten (10) foot and square footage is correct. Commissioner Simpson asked if he would be using the right-of-

way to access his home, Jesse confirmed yes. Jesse explained that his home will be facing southwest, looking onto his parent's property. Commissioner Cevering asked if the frontage requirements include the easement. Jesse confirmed yes. Jesse will also pay for improvements off 5500 W. with curb, gutter, and sidewalk.

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

No public comments.

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

Commissioner Greener asked if he will have fully formed footing/foundation. Jesse confirmed yes, they will do a three (3) foot deep footing and foundations.

**COMMISSIONER PRINCE MOTIONED TO APPROVE
THE CONDITIONAL USE PERMIT REQUEST FOR
JESSE FUNK FOR A PRE-MANUFACTURED HOME
TOTALING 1,813 SQ FT LOCATED AT 4222 S 5500 W.
COMMISSIONER WIDDISON SECONDED THE
MOTION. VOTING AS FOLLOWS:**

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

MOTION PASSED.

b. Conditional Use Permit Request for Bryce Clark for an oversized structure totaling 4,023 sq ft with the height of 27 ft 8 ½ in located at 4790 S 5500 W

i. Applicant and/or Staff presentation(s)

Brandon Richards, our city attorney asked Bryce Clark if the restraining order has been lifted. Bryce explained that it will be lifted after they fill the ditches with water twice to show improvements of the upgrades, then the restraining will be lifted. Bryce also explained that he is now wanting to connect his home garage to the oversized structure, making a breeze way. He explained that he still wanted to pull two (2) different permits and Nate Tolman

(building inspector) said that it would still work for him. Commissioner Simpson asked if he had submitted a permit for his home, confirmed yes but had a few hiccups in the process so he will be resubmitting with the updated changes.

Commissioner Prince asked if he has talked with Hooper Irrigation about the water share. Bryce confirmed yes that he can start construction without a water share but will need it to have a final on his home.

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

No public comments.

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

Commissioner Prince shared her thoughts that, with nothing that has changed with the lawsuit since the last time, that things would be resolved by August 22, 2023. Stressed her concern that she has no documentation on what has been agreed upon. Brandon Richards explained that we can reference the case number in the motion, and anything is subject to it.

Bryce Clark clarified that they have been to mediation with the opposing side and have documents that things are moving forward. Explained that the old ditch got destroyed and the new ditch got put in. After filling it with some water, there was a spot where the water went over and will be making some adjustments to the ditch. Explained that they are wanting to fill it twice, then the case order will be removed. Explained that the other lawyer, Ben, will be writing up the new easement.

**COMMISSIONER GREENER MOTIONED TO APPROVE THE
CONDITIONAL USE PERMIT FOR BRYCE CLARK FOR AN
OVERSIZED STRUCTURE TOTALING 4,023 SQ FT WITH THE
HEIGHT OF 27 FT 8 ½ IN LOCATED AT 4790 S 5500 W. UNDER
THE CONDITION TO THE COMPLIANCE OF CIVIL CASE #
230902033 AND DROP OFF THE SIGNED STIPULATION TO THE
CITY. COMMISSIONER WIDDISON SECONDED THE MOTION.
VOTING AS FOLLOWS:**

**COMMISSIONER:
WIDDISON**

**VOTE:
AYE**

GREENER	AYE
PRINCE	AYE
CEVERING	AYE
MOTION PASSED.	

c. Discussion/Motion: Commercial Cell Tower Ordinance Suggestions

Brandon Richards, the city attorney, explained the timeline on why it is here in front of them. Commissioner Simpson explained that the chart we have listed in our city ordinance under 10-2C-3 Allowed Uses, Tower/Antenna Structure is a conditional use permit.

All Commissioners based their discussion off the attached document titled “Zoning Regulation Change Request”. They discussed what they would like to add to the draft for the City Council to review.

Commissioner Prince would also like to look over our Ordinances and see what needs to be updated. With the new legislation being active, she would like to review them and see what needs to be done.

Commissioner Greener asked if there is any update on the Development Agreement and the expiration date. Brandon Richards explained that the state has modified that when we approve the subdivision, it is approved. Brandon explained that we can build an ordinance around the new Land Use verbiage.

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.)

Blake Larsen, located at 5733 W 5200 S has a home on 4000 S 6300 W that sits below the 4220-flood level. He was told to come to the planning commission to ask if he could do any remodels on his home and if he cannot, then what can he do? Commissioners advised him to talk with the City Engineer on what is allowed.

6. Adjournment

**AT APPROXIMATELY 8:23, COMMISSIONER PRINCE
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER
GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:**

COMMISSIONER:

WIDDISON

GREENER

PRINCE

CEVERING

MOTION PASSED.

VOTE:

AYE

AYE

AYE

AYE

Date Approved: _____

Morghan Yeoman, City Recorder

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

Mailings \$34.00
Fee: \$200.00
Date Submitted 09-06-23

Conditional Use Permit - ADU

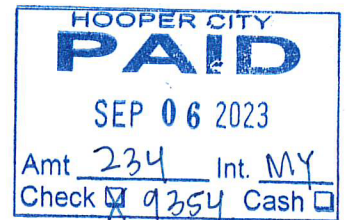
Print Applicant Name: Curtis Crabtree
Address: 4440 S 6300 W
Phone #: [REDACTED]
Day Time Phone #: [REDACTED]

Reason for conditional use: Seeking to build a garage and ADU attached.

Describe use of property: Single Family Residence

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: 1,920 SF
Total Sq. footage of ADU: 960 SF
Height of Structure: 25'
Acreage of Property: 1.02

- ❖ 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: Curt Crabtree Date: 8-31-2023

Approval Date: _____ Disapproval Date: _____

Planning Commission Chairman

Comments/Conditions: _____

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

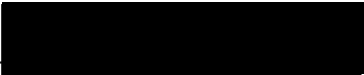
Date 8-31-2023

I, Curtis Crabtree 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:

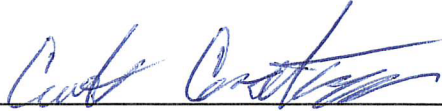
"DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principal dwelling, is a minimum of 400 square feet and a maximum of 960 square feet in size and is subordinate to the principal dwelling. The secondary unit may have separately metered (utilities), must contain 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: 4440 S. 6300 W.

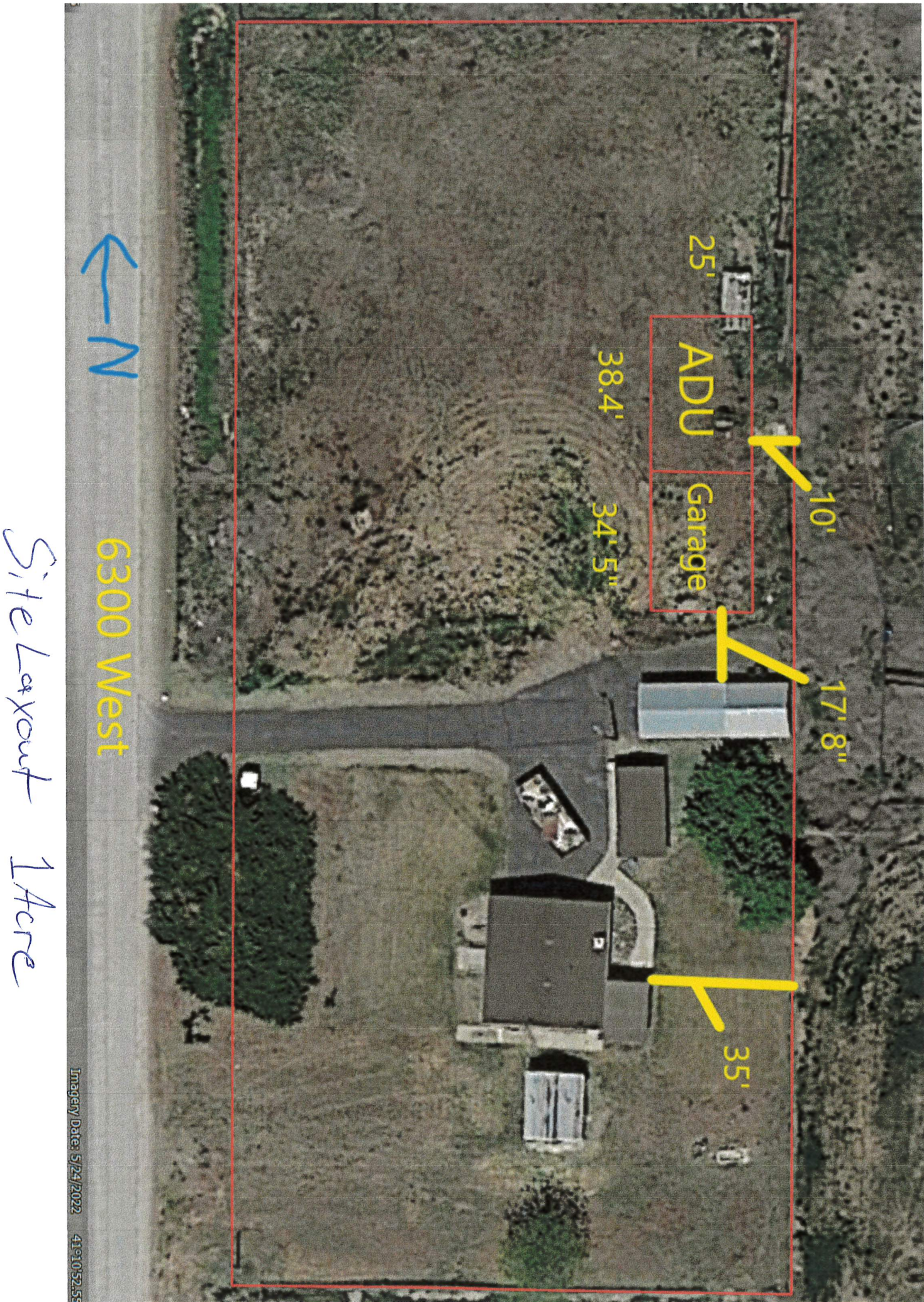
Owner of Property: Curtis Crabtree (Renovestors LLC)

Phone #: 

Email: 



Signature of Property Owner



25'

ADU

Garage

10'

17' 8"

35'

38.4'

34' 5"

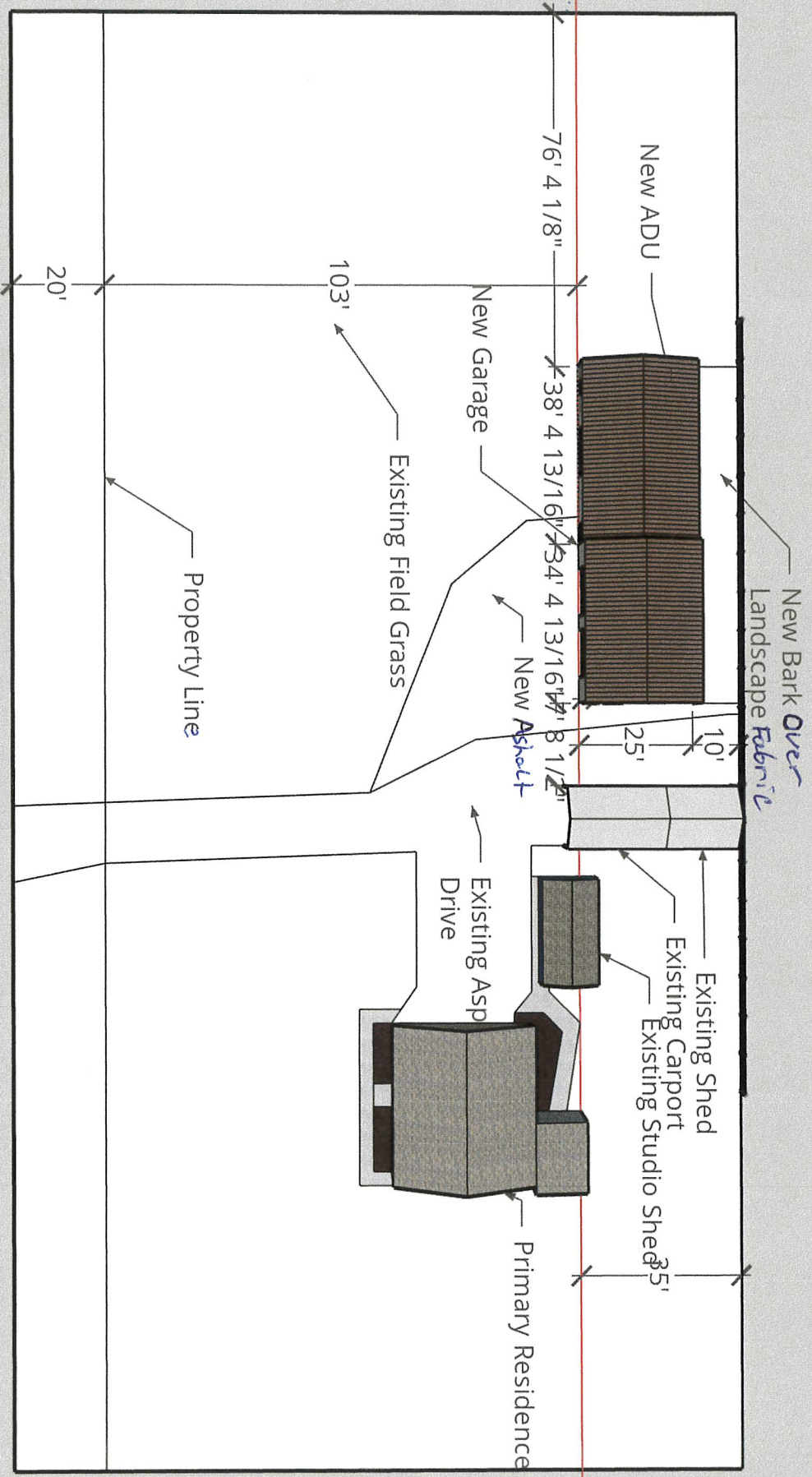
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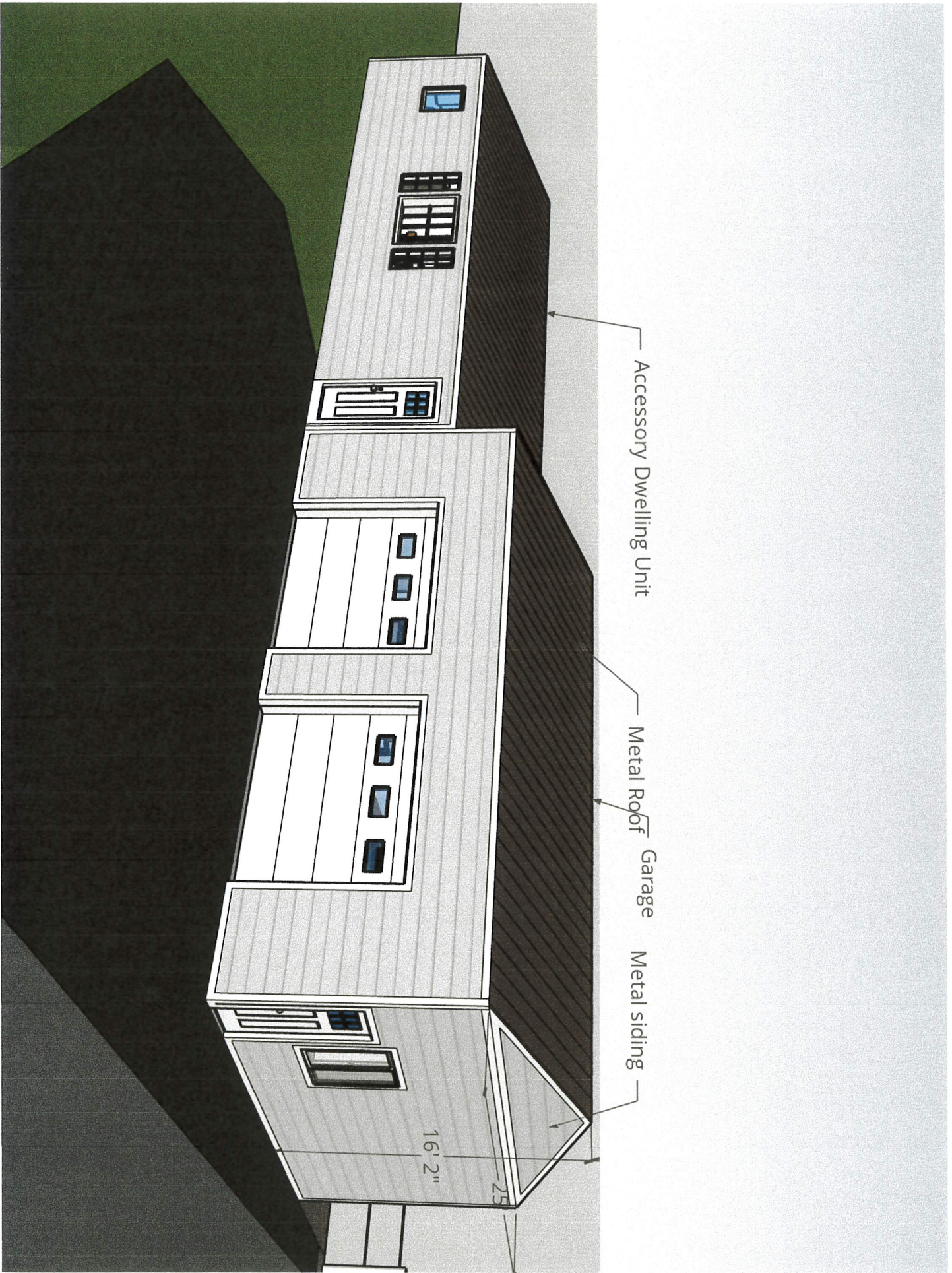
6300 West

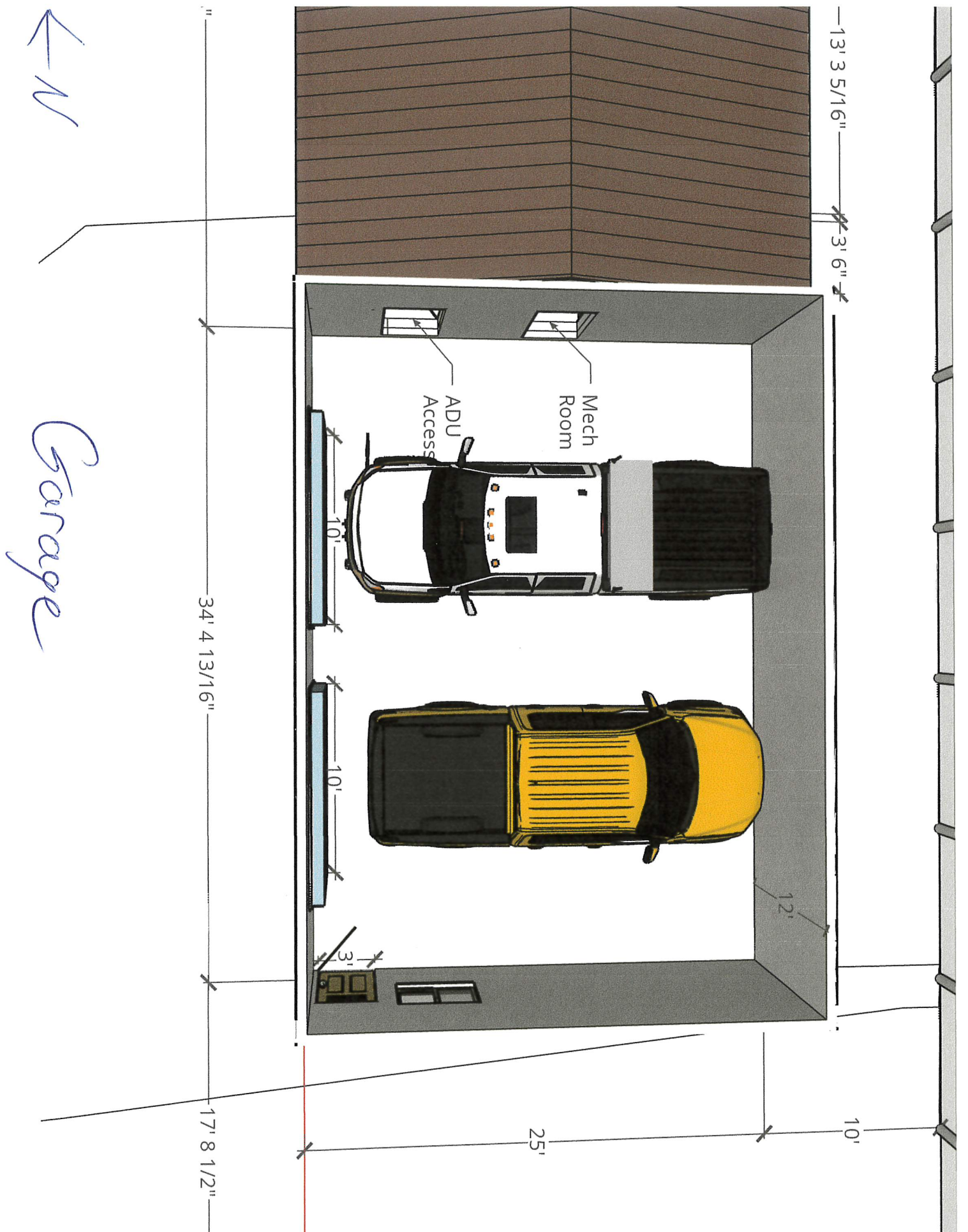
Site Layout 1 Acre

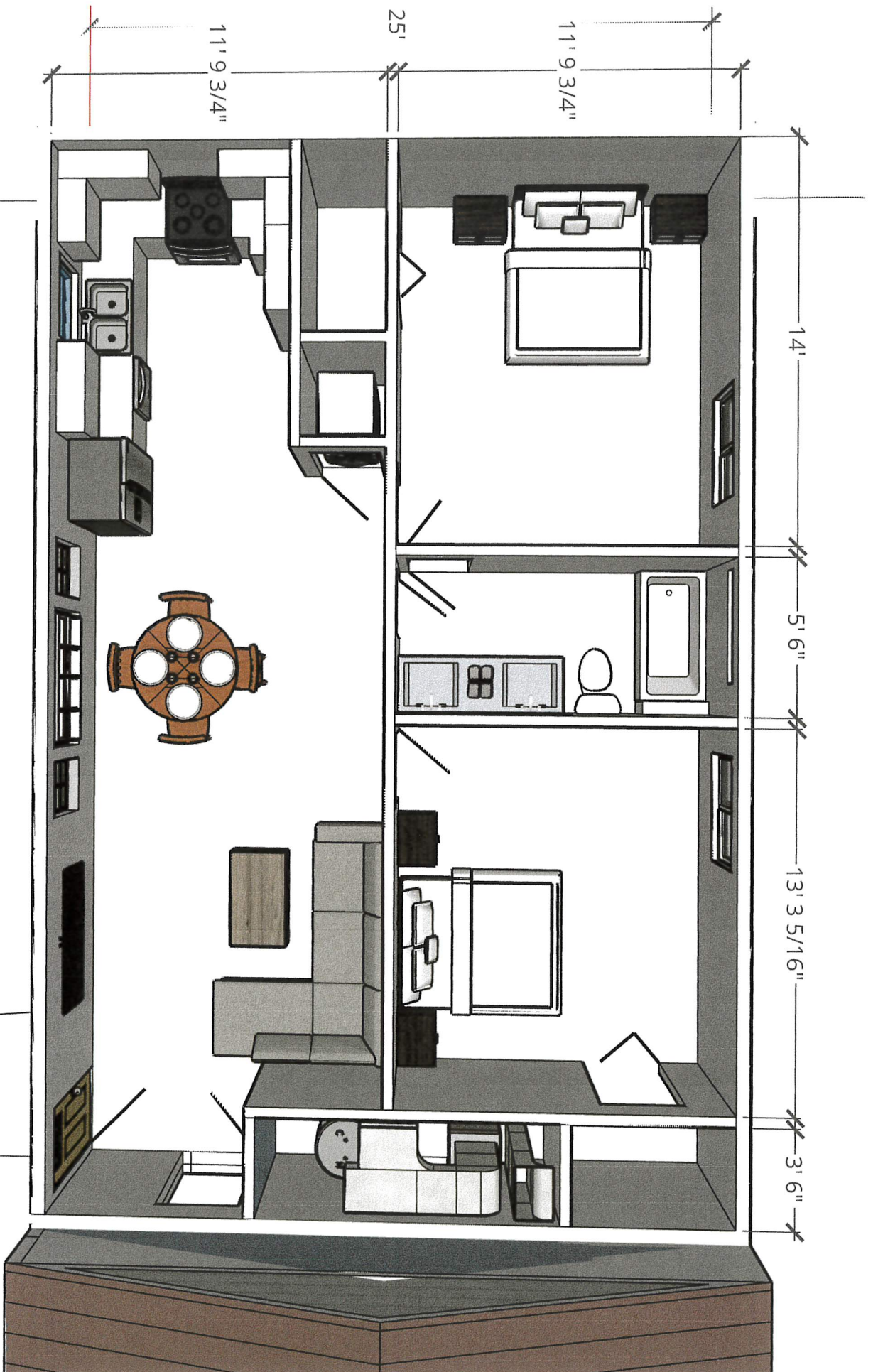


6300 West









← N

ADU

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

mailing - \$42.00
Fee: \$200.00
Date Submitted 08/16/23

Conditional Use Permit - ADU

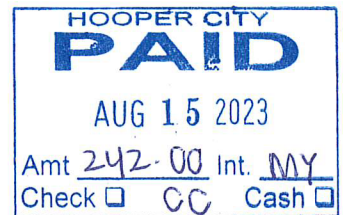
Print Applicant Name: Gerald Gaddis
Address: 5230 W 4175 S
Phone #: _____
Day Time Phone #: _____

Reason for conditional use: Building ADU for daughter to live in

Describe use of property: _____

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: 3,200
Total Sq. footage of ADU: 900
Height of Structure: 24' 3"
Acreage of Property: 1 ac

- ❖ 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: 8-16-23

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 9-16-23

I, GR Gaddis 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 principal dwelling, is a minimum of 400 square feet and a maximum of 960 square feet in size and is subordinate to the principal dwelling. The secondary unit may have separately metered (utilities), must contain 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: 5230 W 4175 S

Owner of Property: GR GADDIS

Phone #: 

Email: 



Signature of Property Owner



40'

20'

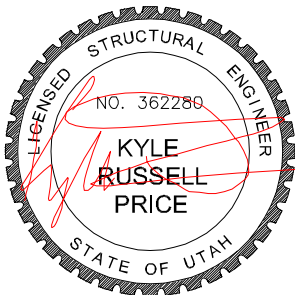
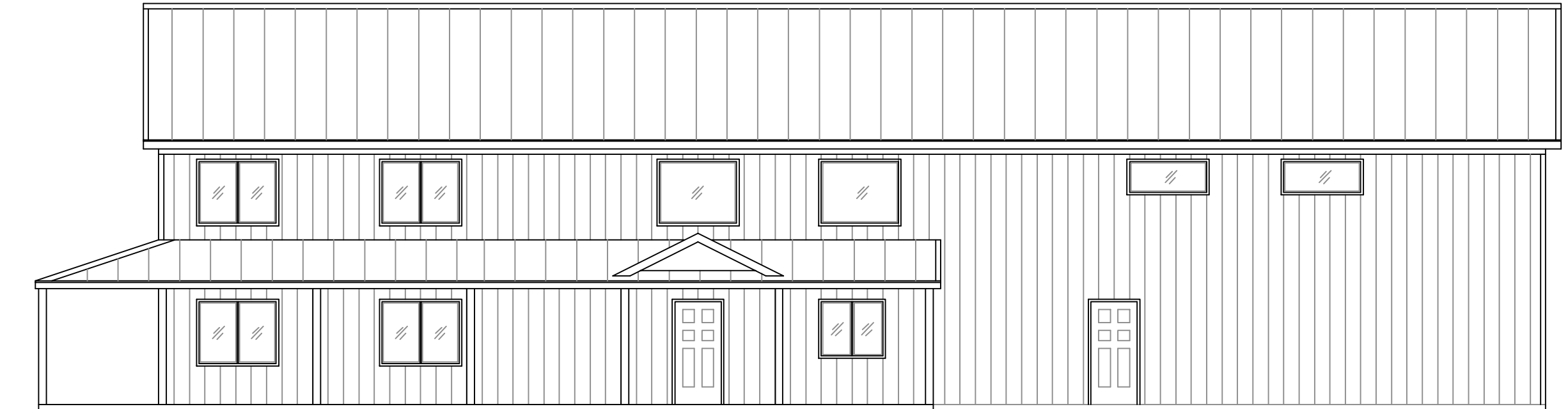
40'

5230 W 4175 S

LAKMAN HOME DESIGNS

GADDIS RESIDENCE

5230 WEST 4175 SOUTH
HOOPER, UTAH



08/15/2023

PROJECT INFORMATION:

GADDIS RESIDENCE
5230 WEST 4175 SOUTH
HOOPER, UTAH

NOTICE AND WARNING:

DO NOT COPY OR DUPLICATE THIS PLAN
WITHOUT WRITTEN AUTHORIZATION
FROM LAKMAN HOME DESIGNS

BUILDING INFORMATION:

SQUARE FOOTAGES:

STUDIO FLOOR LIVING: 950
SHOP AREA: 1040
LAUNDRY/MECH: 400
GARAGE: 1190
TOTAL LIVING AREA: 950

DRAWING INDEX:

- A00** COVER SHEET
- ST** SITE PLAN
- A01** BUILDING PLAN
- A02** MAIN FLOOR PLAN
- A03** LOFT PLAN
- A04** ELEVATIONS
- A05** ELEVATIONS
- A06** BUILDING SECTION
- A07** BUILDING SECTION
- S01** FOUNDATION PLAN
- S02** MAIN FLOOR FRAMING
- S03** ROOF FRAMING PLAN
- SD1** ENGINEERING DETAILS
- SD2** ENGINEERING DETAILS
- SD3** ENGINEERING DETAILS
- E01** MAIN ELECTRICAL PLAN
- E02** LOFT ELECTRICAL PLAN

GENERAL CONTRACTOR:

**CONSULTING STRUCTURAL
ENGINEER:**

KYLE R. PRICE, S.E.
(801) 771-0542
CONTACT: KYLE PRICE

DESIGNER:

LAKMAN HOME DESIGNS
(801) 205-0382
CONTACT: TIM LAKMAN

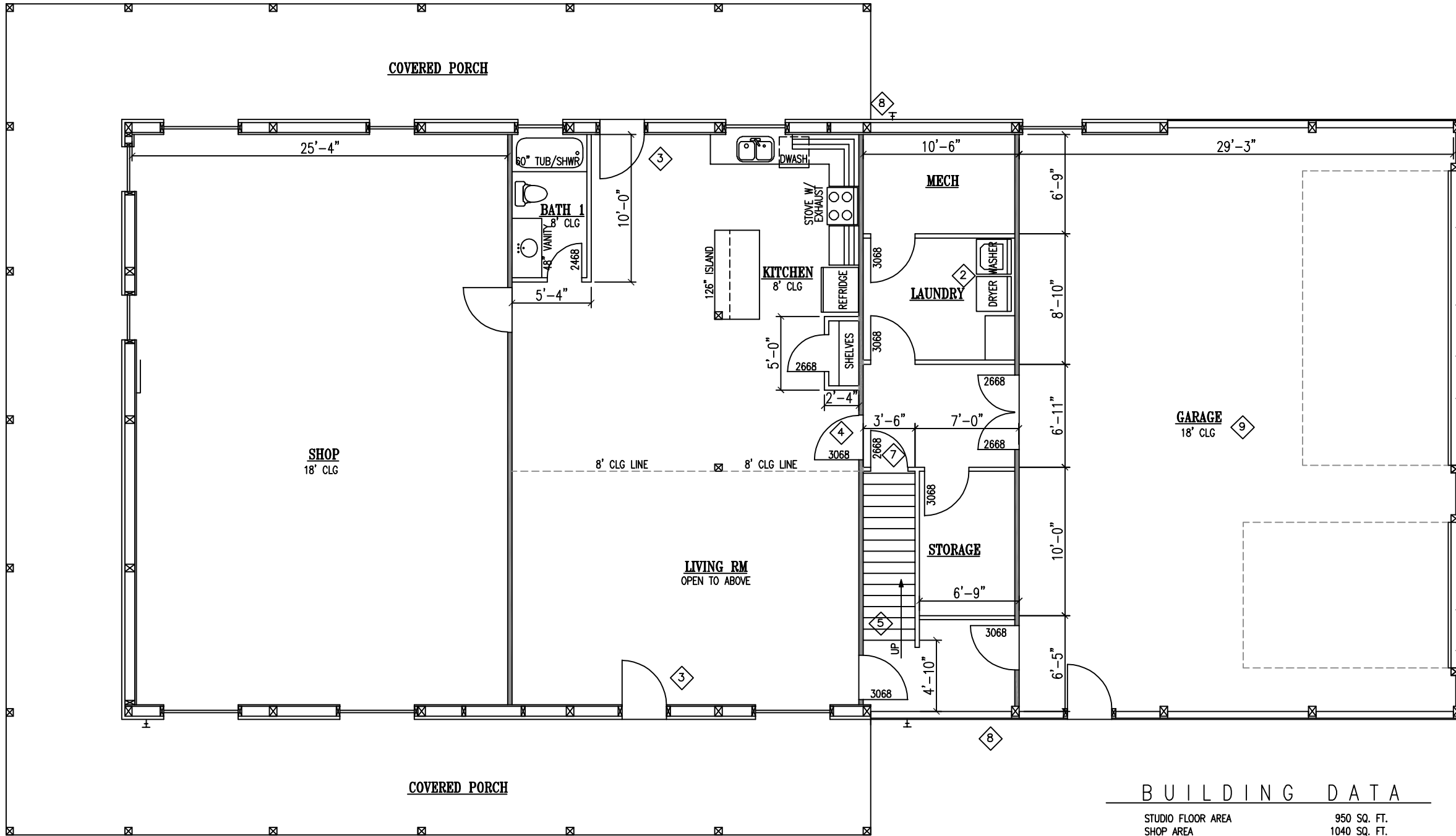
THESE PLANS ARE ISSUED TO:

GADDIS
FOR THE CONSTRUCTION OF ONE
BUILDING LISTED IN THE PROJECT
INFORMATION AREA OF THIS PAGE





DRAWING/REVISION DATE:

06/26/23

MAIN FLOOR PLAN



WALL LEGEND

-  2X4 BEARING WALL
 2X6 BEARING WALL
 NON BEARING WALL
 SEE TALL WALL SCHDL.
 FOR WALLS OVER 12' TALL

NOTE: ALL WORK SHALL CONFORM TO ALL CURRENT
LOCAL, IRC, AND NEC CODES.

KEYED NOTES:

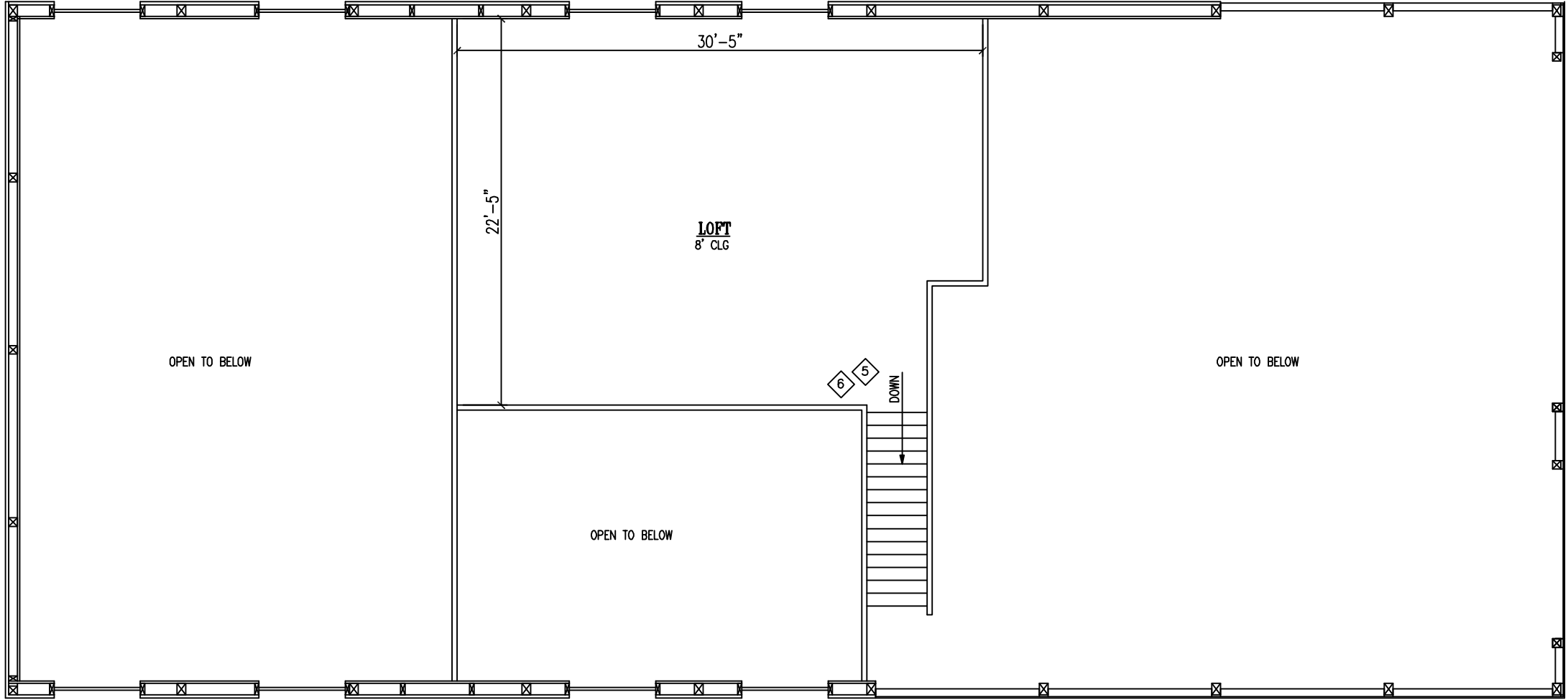
- 1 FINISH ALL SHOWERS TO MINIMUM 72" HEIGHT ABOVE SHOWER CURB WITH WATERPROOF FINISH SURFACE OVER WATER RESISTANT GYPSUM BACKING BOARD. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISH INTERIOR OF 1024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.
- 2 VENT DRYER TO OUTSIDE AIR WITH RIGID METAL DUCT. DUCT LENGTH SHALL NOT EXCEED 25' AND SHALL BE REDUCED BY 2.5' FOR EVERY 45' BEND AND 5' FOR EVERY 90' BEND. PROVIDE BACK DRAFT DAMPER.
- 3 ALL EXTERIOR DOORS ARE TO HAVE 36" MINIMUM DEEP LANDING, NOT MORE THAN 8" BELOW FLOOR LEVEL ON INWARD OPENING DOORS AND 1" ON OUTWARD OPENING DOORS.
- 4 1-3/8" THICK SOLID WOOD DOOR WITH 20 MINUTE FIRE RATING
- 5 STAIRS TO HAVE HANDRAIL BETWEEN 34" AND 38" ABOVE NOSING. RAIL TO BE 1 1/4" TO 2" WITH 1 1/2" CLEARANCE FROM WALL. STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAIL ON OPEN SIDE(S) WITH INTERMEDIATE RAILINGS SPACED 4" OR LESS APART.
- 6 GUARDRAILS MUST BE AT LEAST 36" HIGH WITH INTERMEDIATE RAILINGS SPACED AT 4" OR LESS AND MUST WITHSTAND A 20# PER LINEAR FOOT FORCE AT THE TOP RAIL.
- 7 ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE THE WALLS AND SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 5/8" TYPE X GYPSUM WALLBOARD FOR 1 HOUR FIRE PROTECTION. FIRE BLOCKING IS REQUIRED AT STAIR STRINGERS AND LANDINGS BETWEEN STUDS AT THE STAIR LINE IF WALLS ARE UNFINISHED UNDER STAIRS.
- 8 HOSE BIBBS REQUIRE ANTI-SIPHON DEVICES TO PREVENT BACK FLOW OF CONTAMINATED WATER TO POTABLE WATER.
- 9 GARAGE TO HAVE 1 HOUR FIRE RATED FINISH WITH 5/8" TYPE X GYPSUM WALLBOARD.

MISC. NOTES:


- FENESTRATION (WINDOWS AND GLASS DOORS) SHALL MEET CURRENT IRC REQUIREMENTS. WINDOWS TO BE VINYL FRAMES (MILGARD OR EQUAL) AND ALL GLASS SHALL BE LABELED WITH A CERTIFIED 'U' VALUE. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY CURRENT IRC CODE. BEDROOM WINDOWS TO CONFORM TO CURRENT IRC CODE-NET CLEAR OPENING OF 5.7 SQ. FT. MIN. (24" CLEAR HEIGHT, 20" CLEAR WIDTH) FINISHED SILL HEIGHT AT 44" A.F.F. MAX.
- LIGHT AND VENTILATION SHALL CONFORM TO CURRENT IRC CODE. ALL HABITABLE ROOMS SHALL HAVE AGGREGATE GLAZING OF NOT LESS THAN 8% OF FLOOR AREA AND SHALL HAVE NATURAL VENTILATION THROUGH OPERABLE GLAZING OF NOT LESS THAN 4% OF FLOOR AREA (MIN 5.7 SQ. FT.).

BUILDING DATA

STUDIO FLOOR AREA	950 SQ. FT.
SHOP AREA	1040 SQ. FT.
LAUNDRY/MECH/STAIRS	400 SQ. FT.
GARAGE AREA	1190 SQ. FT.



UPPER FLOOR PLAN

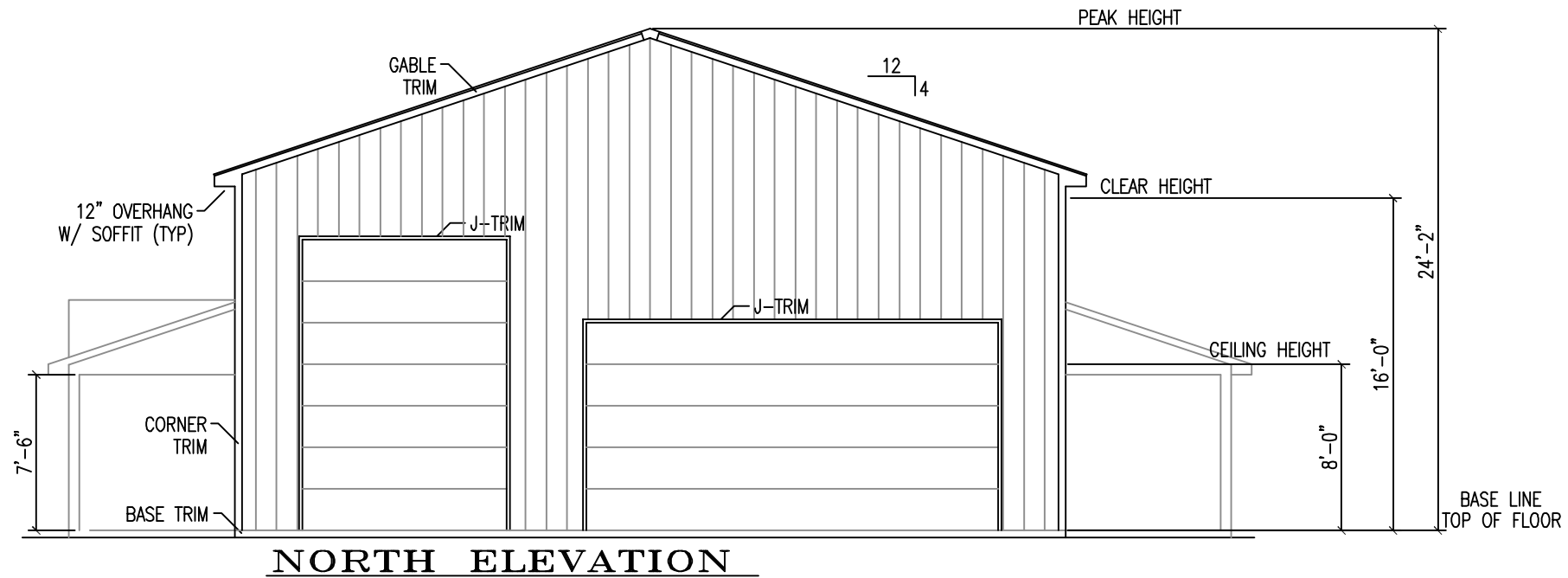
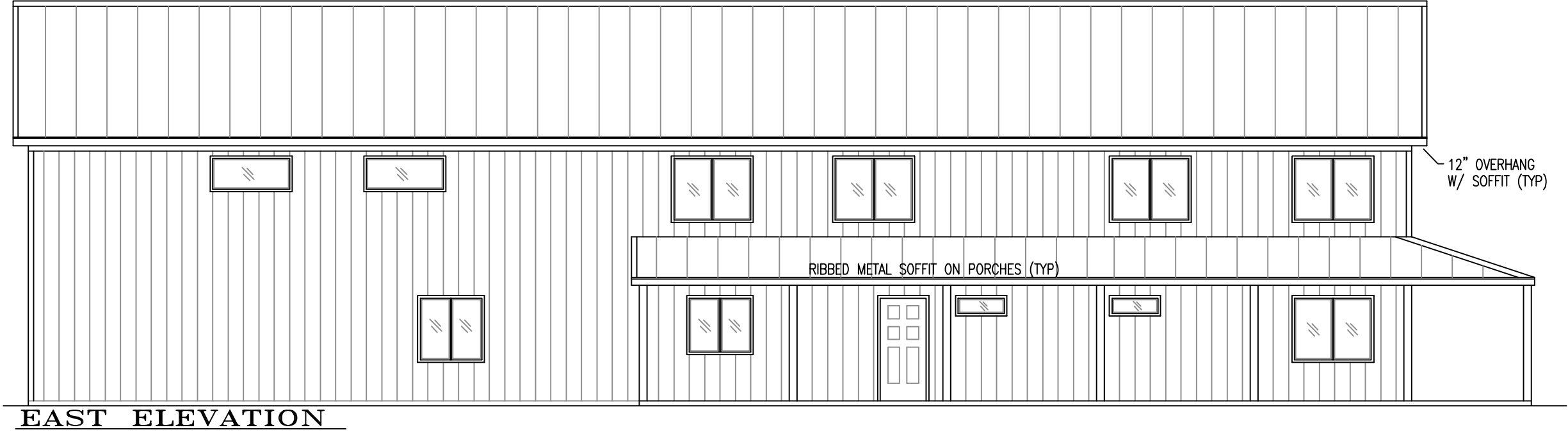


LAKMAN
HOME DESIGNS
TIM LAKMAN
801-205-0382

PRICE ENGINEERING
KYLE R. PRICE, S.E.

GADDIS RESIDENCE
5230 WEST 4175 SOUTH
HOOPER, UTAH

DATE: 05-30-23
SCALE: 1/8"=1'-0"
GADDIS
SHEET:
A-3



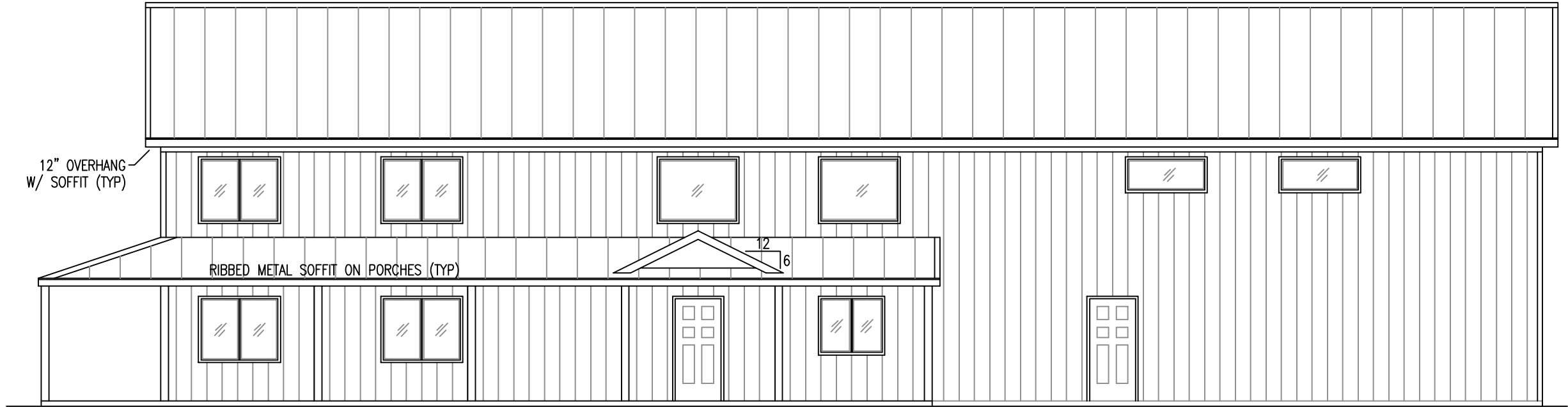
PRICE ENGINEERING
KYLE R. PRICE, S.E.



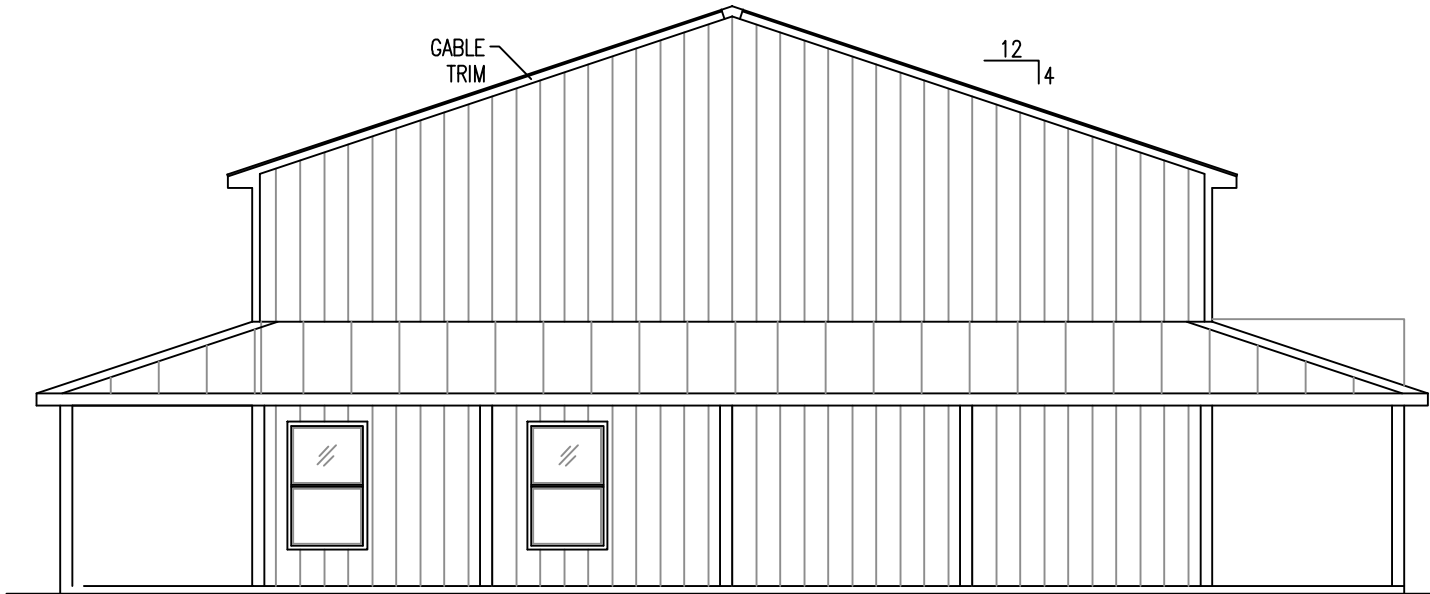
GADDIS RESIDENCE
5230 WEST 4175 SOUTH
HOOPER, UTAH

DATE: 05-30-23
SCALE: 1/8"=1'-0"
GADDIS
SHEET:

A-4



WEST ELEVATION



SOUTH ELEVATION

PRICE ENGINEERING
KYLE R. PRICE, S.E.



GADDIS RESIDENCE
5230 WEST 4175 SOUTH
HOOPER, UTAH

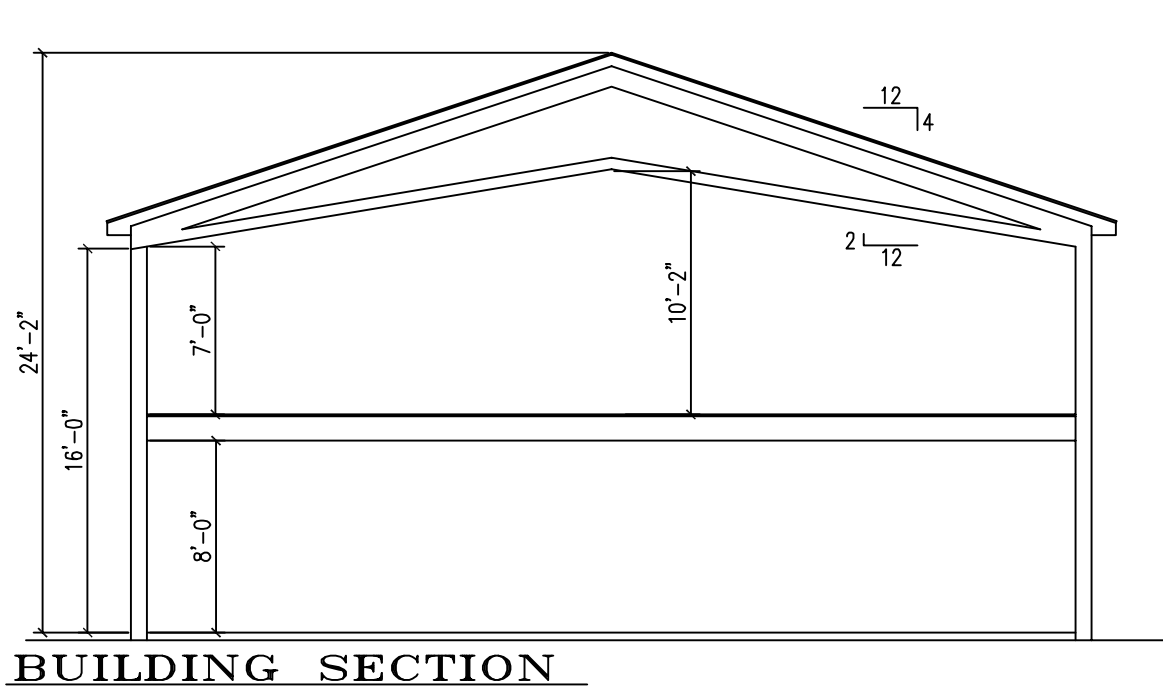
DATE: 05-30-23

SCALE: 1/8"=1'-0"

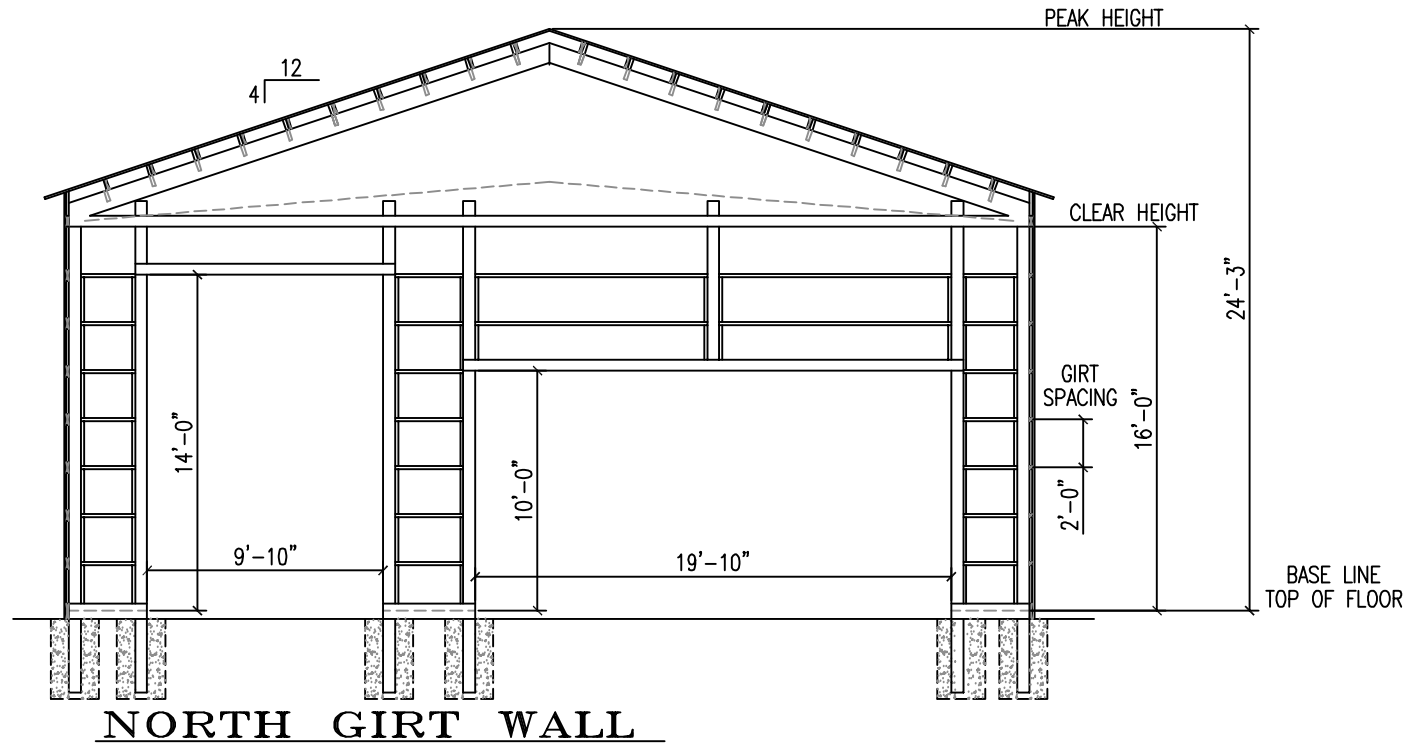
GADDIS

SHEET:

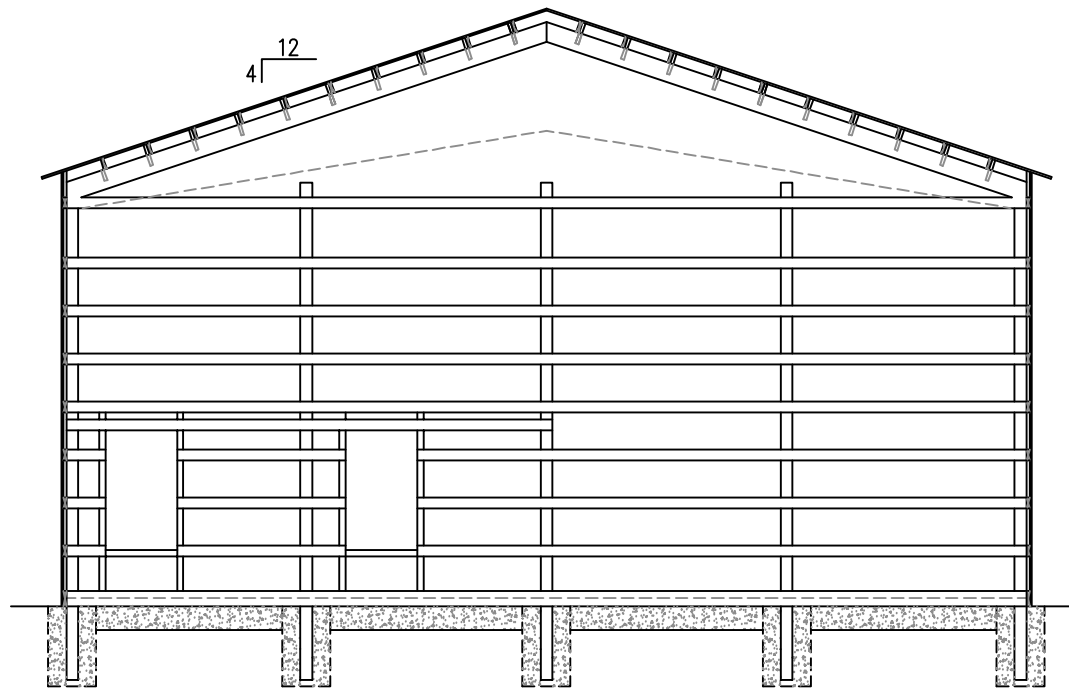
A-5



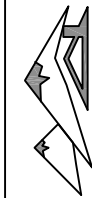
BUILDING SECTION



NORTH GIRT WALL



SOUTH GIRT WALL



**LAKMAN
HOME DESIGNS**
TIM LAKMAN
801-205-0382

PRICE ENGINEERING
KYLE R. PRICE, S.E.

GADDIS RESIDENCE
5230 WEST 4175 SOUTH
HOOPER, UTAH

DATE: 05-30-23
SCALE: 1/8"=1'-0"
SHEET:
GADDIS

A-6

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

Mailing \$24
Fee: \$200.00
Date Submitted 9/14/23

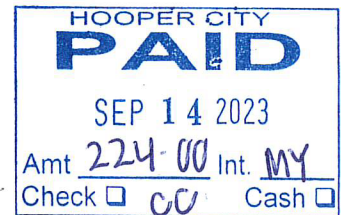
Conditional Use Permit: Oversized Structure

Print Applicant Name: Hayla Peterson
Address: 7133 W. 5500 S. Hooper
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: 4000
Height of Structure: 24'



- ☐ What will the structure be used for? Storage/hay
- ☐ 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	

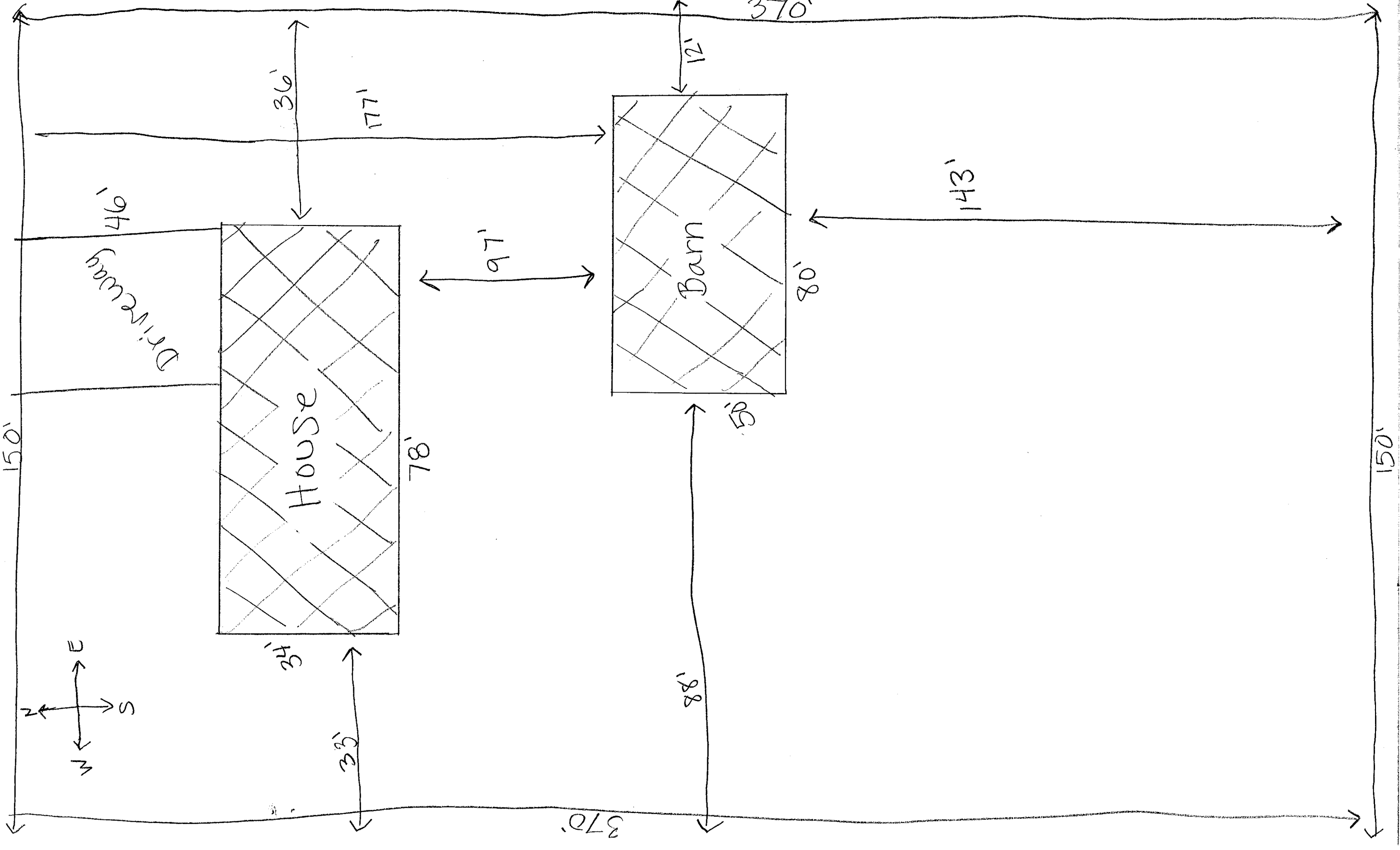
I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if conditional use does not start within (12) months and also if the conditional use is discontinued 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: Hayla Peterson Date: 9/14/2023

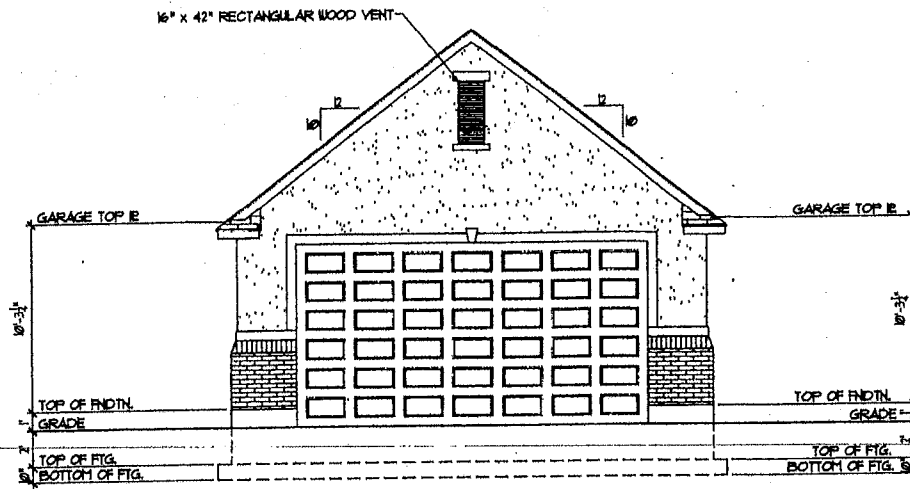
Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

Comments/Conditions: _____

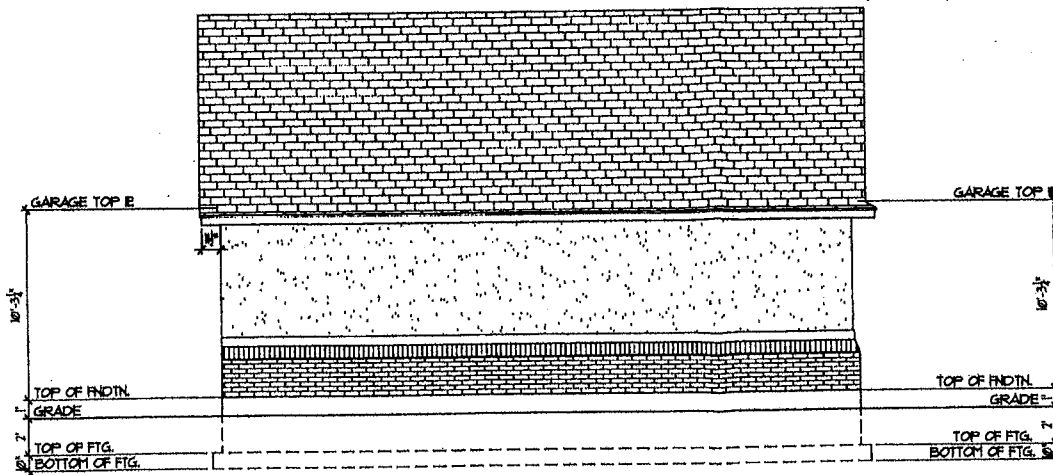
Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.



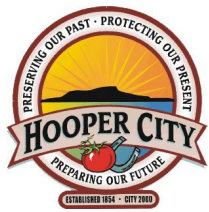
SAMPLE



A FRONT ELEVATION



B LEFT ELEVATION



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

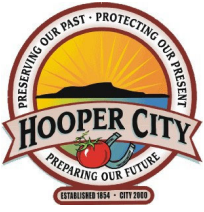
Memo

To: Stillwater Construction , Attn: Justin Nilson
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Briant Jacobs
Date: 18 September 2023
Re: Westview Subdivision

The Hooper City staff has completed the **final review** of the **Westview Subdivision**. The purpose of this subdivision is to create 15 buildable house lots (a revision of 1 lot with 14 new building lots) on parcel 08-047-0094 which is north and east of 4200 South and 5800 West. This property is zoned R2. New comments are in **blue text**; old comments have been shaded back.

General Notes

1. Hooper City has received copies of utility company and other agency review letters as follows: **Okay**
2. Lot 5 should be restricted to have access on the west side only. Lot 14 should be restricted to have access on the east side only. **Okay**
3. Add a 10' PUE on the south side of Lot 15 (along 4200 South). **Okay**
4. Lot 15 shows offsets from each lot line. It is assumed that this outlines the building envelope. Please label. **Okay**
5. On the Plat, update the dedication to include easement for water line. Remove items not needed for this plat (open space Parcel A and UDOT). **Okay**
6. In the Notes on the Plat, Item #6 should be aligned with previous numbers. **Okay**
7. Add a note #7. The proposed design for this development has been reviewed by the City for general conformance with the City Subdivision Ordinance and Public Works Standards. The proposed set of drawings shall be used for the required improvements. The developer's engineer, whose stamp is on these drawings, is responsible for the accuracy of the design and related field information. These improvements shall in no means be construed to indicate the City responsibility for design. The contractor shall be responsible for dimensions, fabrication process, techniques, coordination with other trades and utilities, and the satisfactory performance of the work. **Okay**



Hooper City Inc.

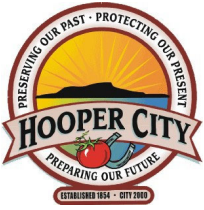
5580 West 4600 South

Hooper, UT 84315

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

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

-
8. The proposed land drain ties into the existing land drain system that was installed for Green's Landing, which is a temporary outfall. The permanent outfall of the combined land drain needs to be designed and installed. **Okay**
 9. Fire hydrant locations will need to be approved. This will happen with the Weber Fire District review. It seems that the hydrant at STA 12+10 should be slid to the south to not conflict with the future driveway. **Okay**
 10. The Notes on Sheet C0 have several minor errors. **Okay**
 11. The geotechnical report will need to be submitted. **Okay**
 12. Sheet C1 should show multiple flow arrows showing the drainage of each lot. Either grades from adjacent land or the difference from existing to future grade should be shown on the perimeter of the subdivision. Lots should be graded to flow to the streets. **Okay**
 13. On Sheets C3 and C4 the storm drain line needs to be 6 feet from TBC, the land drain should be 9 feet minimum from TBC, the water line should be 16 feet minimum from TBC on the west side of the street on C3 and the north side on C4. The irrigation line needs to be at least 6 feet from TBC and the sewer needs to be at least 15.5 feet from TBC on the east side of the street on C3 and the west side on C4. The pressurized sewer should be at least 11.5 feet from the TBC. **The irrigation line runs into the storm drain manhole (STA 11+20) and the combo box (STA 10+93) on Sheet C3. The land drain manholes at STA 12+63 and 13+95 should be moved closer together to get the needed distance from the TBC.**
 - a. On Sheet C3 the SD line still appears to not be 6-feet from TBC, please verify. **Okay**
 - b. The pipes in the profile on C4 are not shown in the correct order (front to back). This makes it a bit hard to tell, but it appears that on 4150 South the culinary line and the secondary water lines will be in conflict at STA 0+60. **Okay**
 - c. On Sheet C4 the order of the utilities needs to be corrected. The order on 4150 South from north to south should be SD, LD, water, sewer then irrigation. The sewer and water just need to be switched. The SD still appears to not be 6-feet from TBC, please verify. **Okay**
 - d. On Sheet C4, the utilities in 5750 West should be ordered from east to west LD, water, sewer then irrigation. The lines should be parallel (where possible). The latest submittal has the land drain getting close to the water line as it goes south. **Okay**
 14. On Sheet C3, the buffer tank will need a connection to the culinary line for a cleaning/washing spigot. **Okay**
 15. Lots 9, 10 and 11 show the utilities clustered tightly together. They should have more separation than shown. **Okay**
 16. The air-vac on the secondary water line at STA 2+90 needs to be in a manhole either in the street or in the park strip. Please show whichever Hooper Irrigation prefers. **Okay**



Hooper City Inc.

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Hooper, UT 84315

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

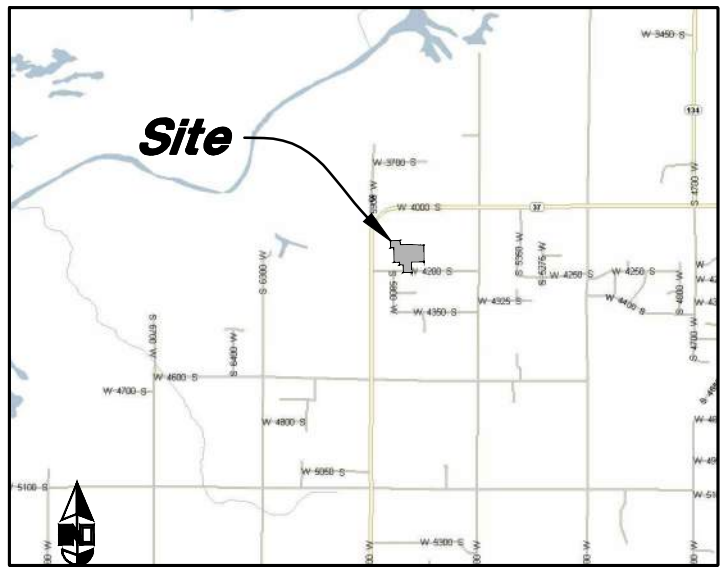
Email: admin@hoopercity.com Website: hoopercity.com

-
17. The water line that comes through Lot 7 cannot be on nor cross the property line. It needs to have at least a 5-foot separation. Either the line needs to be moved or the lot line needs to be altered. **Okay, the water line was moved to a different location.**
 18. The City does not allow inlet boxes to be connected diagonally behind the curb and under the sidewalk. The boxes should be connected in the street with a manhole, similar to the dashed line in the figure below. The boxes should be combo boxes. **Okay**
 19. The land drain, culinary water line, irrigation line and vacuum sewer lines need to be shown in the street profiles. **Okay**
 20. On Sheet C5, show where the culinary water has previously been stubbed to. **Okay**
 21. Sheet C5 should show the grade on the curb as well as the grade on the road tie-in. A separate detail may be helpful. **Okay**
 22. Addresses will be as shown in the table below. Corner lots should have two addresses for the option to front either street. Please add the following addresses to the plat: **Okay**
 23. The plan set lacks a sheet for standard details. **Okay**
 24. On Sheet C4 the utilities are not in the correct order. They should be in line with comment #13, with storm drain, land drain and water on one side of the street with sewer and irrigation on the other side of the street. There is a conflict with the irrigation line and the storm drain line. **Okay**
 25. There is a question as to why the gravity sewer is so deep. It seems that the low point at STA 14+35 could be made shallower. Please explain the various changes in slopes. **Noted, thanks.**
 26. The east-west road should be 4150 South, not 4175 South. **Okay**

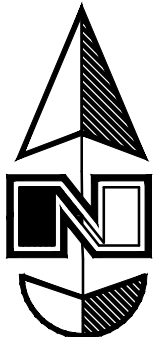
According to 10-6-4.2 Preliminary Plat Specifications, each comment, question, clarification, or correction on this memorandum must be responded to in writing, either on revised plans or in other type-written correspondence from the applicant, or both. **All comments for the Westview Subdivision have been addressed and the submittal is now complete.**

The Staff has accepted these items and the subdivision is eligible to be placed on the October 12th Planning Commission agenda.

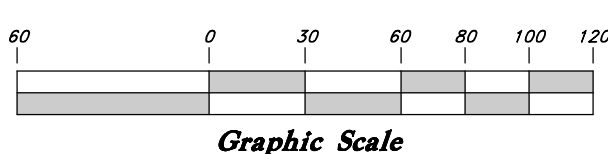
Disclaimer: Development and Construction plan reviews by the City are for the purposes of achieving compliance with City ordinances and City standards associated with development. It is ultimately the Developer's, Contractor's, and Engineer of Record's responsibility and liability to design and build a functioning project that is compliant with general engineering standards, Federal and State laws, and the ordinances and standards and specifications of the city. The City accepts no liability for errors in reviews or inspections and is not a financial party to remediation of any non-compliance discovered in design or construction. In the event that an approved plan set is in conflict with City Ordinances and or Standards and Specifications, the City Ordinances and Standards and Specifications shall supersede the construction plans.



VICINITY MAP
Not to Scale



Scale: 1" = 60'



Property Line Curve Data

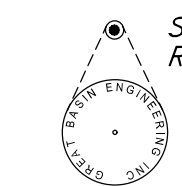
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	18°50'53"	370.00'	121.72'	S 9°25'27" E	121.17'
C2	87°37'28"	15.00'	22.94'	N 62°39'37" W	20.77'
C3	16°28'21"	230.00'	66.13'	S 81°45'49" W	65.90'
C4	26°52'06"	15.00'	7.03'	S 76°33'57" W	6.97'
C5	74°05'02"	55.00'	71.12'	N 79°49'35" W	66.26'
C6	75°02'46"	55.00'	72.04'	N 5°15'42" W	67.00'
C7	31°23'35"	15.00'	8.22'	N 16°33'54" E	8.12'
C8	57°22'17"	55.00'	55.07'	N 29°33'15" E	52.80'
C9	135°25'35"	55.00'	130.00'	S 54°02'49" E	101.78'
C10	60°36'00"	55.00'	58.17'	S 43°57'58" W	55.50'
C11	73°24'03"	15.00'	19.22'	S 37°34'07" W	17.93'
C12	90°52'06"	20.00'	31.72'	S 44°33'57" E	28.50'
C13	15°05'30"	170.00'	44.78'	N 82°27'15" E	44.65'
C14	93°45'23"	15.00'	24.55'	N 28°01'49" E	21.90'
C15	5°54'59"	430.00'	44.40'	N 15°53'24" W	44.38'
C16	12°55'54"	430.00'	97.05'	N 6°27'57" W	96.85'

Center Line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	18°50'53"	400.00'	131.58'	N 9°25'27" W	130.99'
C101	18°50'53"	200.00'	65.79'	N 80°34'33" E	65.50'

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
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- Set Nail in Curb @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-1515 • FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

Westview Subdivision

All of Lot 1 Garner Subdivision together with
A part of the Northwest Quarter of Section 7, T5N, R2W, SLB&M, U.S. Survey
Hooper City, Weber County, Utah
June 2023

DESCRIPTION

All of Lot 1 Garner Subdivision together with a part of the Northwest Corner of Section 7, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Hooper City, Weber County, Utah, more particularly described as follows:
Beginning at a point on the Southerly Line of Green's Landing - Phase 1, Hooper City, Weber County, Utah, said point being 578.05 feet South 2°58'42" West along the Section Line, 298.32 feet due East and 181.66 feet due South from the Northwest Corner of said Section 7; and running thence along said Southerly Line the following six (6) courses: (1) South 89°58'53" East 190.26 feet, (2) South 0°01'07" West 34.27 feet to a point of curvature, (3) Southeastly along the arc of a 230.00 foot Radius curve to the left a distance of 75.74 feet (Central Angle equals 18°52'00" and Long Chord bears South 9°24'53" East 75.39 feet), (4) South 18°50'53" East 12.13 feet, (5) due East 280.98 feet and (6) South 85°01'50" East 362.02 feet to a fence line along the Westerly Line of the Twin Aspen Cove LLC; thence South 0°52'06" West 496.86 feet along said fence line; thence due West 184.86 feet to the East Boundary line of the Garner Subdivision, Hooper City, Weber County, Utah; thence two (2) courses along the East, and South Boundary Lines of said Garner Subdivision as follows: (1) South 0°44'20" West 174.26 feet to the North Right of way line of 4200 South Street; (2) North 89°15'40" West 316.55 feet along said Northerly Right of Way Line of 4200 South Street; thence North 215.28 feet; thence North 89°20'12" West 97.62 feet to a point on the Easterly Line of the Dennis Jay & Jolene S. Weston Property; thence along said Easterly and Northerly Lines the following two (2) courses: (1) North 0°05'41" West 76.31 feet and (2) North 89°48'54" West 148.72 feet to a point on the Easterly Line of Lot 3, Trio Subdivision, Hooper City, Weber County, Utah; thence along said Easterly and Northerly Lines the following two (2) courses: (1) North 0°50'50" East 8.02 feet and (2) North 89°15'40" West 0.61 feet; thence North 0°21'09" East 398.16 feet; thence North 89°28'14" West 92.49 feet; thence North 118.29 feet to the Southerly Line of said Green's Landing - Phase 1 and the Point of Beginning.

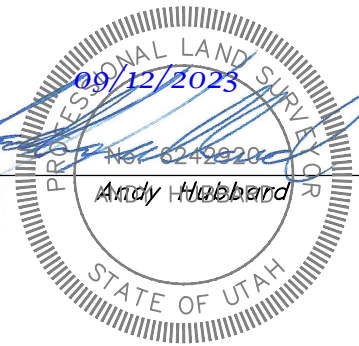
Contains or 10.27 Acres

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 Licence 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 Westview 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. (See Record of Survey No. _____ filed with the Weber County Surveyors Office)

Signed this _____ day of _____, 2023.

6242920
License No.



NARRATIVE

This Subdivision Plat was requested by Mr. Justin Nelson of Winchester Homes for the purpose of creating Fifteen (15) Residential Lots.

A Line between monuments found in The Northwest and the West Quarter Corners of Section 7 with a bearing of South 89°31'22" East was used as the Basis of Bearings for this Plat.

Property corners were monumented as depicted on this Plat.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, parcels and streets as shown on this plat, and name said Tract Westview Subdivision and hereby dedicate, grant and convey to Hooper City, Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Hooper City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Hooper City. We also dedicate & grant to Hooper Water Improvement District all those parts or portion of said tract designated as Culinary Water Line Easement for Culinary Water purposes, the same to be used for the installation, maintenance, and operation of Culinary Water service lines as authorized and directed by Hooper City with no structures being erected within said Easement.

Signed this _____ day of _____, 2023.

Justin Nielsen - Manager

ACKNOWLEDGMENT

State of Utah
County of _____ } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Justin Nielsen - Manager.

Residing At: _____

A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name

HOOPER CITY ATTORNEY

Approved as to form by the Hooper City Attorney on this _____ day of _____, 2023.

Signature

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.

Signed this _____ day of _____, 2023.

Signature

HOOPER CITY MAYOR

Presented to the Hooper City Mayor this _____ day of _____, 2023, at which time this Subdivision was Approved and Accepted

Mayor: _____

Attest: _____

HOOPER CITY WATER IMPROVEMENT DISTRICT

Approved this _____ day of _____, 2023, by the Hooper City Water Improvement District.

Signature

HOOPER IRRIGATION COMPANY

Approved this _____ day of _____, 2023, by the Hooper Irrigation Company.

Signature

NOTES:

- Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. the utility within the P.U.E.s at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E.
- Many areas in Hooper have ground water problems due to a 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 at 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 applicant and property owner.
- 10' wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines or as otherwise shown.
- An excavation permit will be needed before any work is started on the lot.
- No basements (lowest floor slab lower than existing grade) will be permitted due to lack of a public land drain system in the adjacent street.
- 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.
- The proposed design for this development has been reviewed by the City for general conformance with the City Subdivision Ordinance and Public Works Standards. The proposed set of drawings shall be used for the required improvements. The developer's engineer, whose stamp is on these drawings, is responsible for the accuracy of the design and related field information. These improvements shall in no means be construed to indicate the City is responsible for design. The contractor shall be responsible for dimensions, fabrication process, techniques, coordination with other trades and utilities, and the satisfactory performance of the work.
- Lots with an -R are restricted from access along the road to the South of the Property.

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND

RECORDED _____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED FOR

WEBER COUNTY RECORDER

BY: _____

DEPUTY

Commercial Cell Tower Ordinance Suggestions

Suggested additions / changes:

1. Cell Towers to be allowed on specific property types excluding residential zones. Cell towers will be allowed on commercial and industrial properties.
2. Cell towers to comply with additional guidelines:
 - i. No structure within fall zones of tower (aside from the needed utilities)
 - ii. Tower height limitation (minimum of 75 ft. and maximum of 100 ft)
 - iii. Towers not to be built within a set distance of 300 % of tower height next to residential structures and within 1500 feet of schools.
3. Manage volume of towers by requiring the following of communication providers:
 - i. Co-locate their equipment on existing towers in the area.
 - ii. Provide technical justification for the need for a new tower.
 - iii. Require new towers to accommodate co-location ability.
4. Telecom Facility abandonment criteria
 - i. Landowner (or tower owner) to escrow 1.5 times the cost of tower for the eventual decommissioning of facility.
 - ii. Towers to be decommissioned after 90 days of lease termination.
 - iii. Removal of tower and anything about 3 feet below grade so land can be functional for future use.