

HOOPER CITY
PLANNING COMMISSION AGENDA
DECEMBER 8, 2022 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 at 6:30pm and their specially scheduled meeting at 7:00pm on Thursday, December 8, 2022, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items – Planning Commission

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 18, 2022
4. Action Items
 - a. Public Hearing and Consideration - Recommendation on final approval of the Hardy Denny Subdivision (2 lot) located at approximately 5120 W 4000 S for Jeff Hardy & Nate Denny.
5. Public Comment on items not on the agenda (*No action can or will be taken on any issue presented.*)
6. Adjournment

Tereasa Chugg

Tereasa Chugg, Deputy City Recorder

**Please see notes regarding public comment and action items procedures*

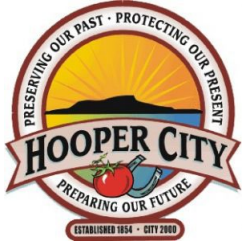
In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 7th day of December 7, 2022 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

***NOTES REGARDING PUBLIC COMMENT AND ACTION ITEMS PROCEDURES**

- A. Time is made available for anyone in the audience to address the Planning Commission
 - a. When a member of the audience addresses the commission, they will come to the podium and state their name and address
 - b. Each person will be allotted three (3) minutes for their remarks/questions
 - c. The City Recorder will inform the speaker when their allotted time is up
- B. Each action item will follow the following procedure unless otherwise indicated:
 1. Information on the request will be presented
 2. The Chair will open a Public Hearing to receive public remarks on the request
 3. Following the remarks, the Chair will close the public hearing and time for public comment will end
 4. Commissioners will then discuss and/or make a motion to approve/deny/recommend the request



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 18, 2022, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on October 18, 2022, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

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

CITY STAFF & CITY COUNCIL PRESENT:

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

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

See attached list.

6:30PM WORK MEETING

1. Discussion on Agenda Items

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

7:00PM REGULAR MEETING

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Prince led in the Pledge of Allegiance.

b. Reverence

Commissioner Platt offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated September 8, 2022

**COMMISSIONER CEVERING MOVED TO APPROVE
THE MINUTES DATED SEPTEMBER 8, 2022.**

**COMMISSIONER PRINCE SECONDED THE
MOTION. VOTING AS FOLLOWS:**

COMMISSIONER:

CEVERING

GREENER

PLATT

PRINCE

MOTION PASSED.

VOTE:

AYE

AYE

AYE

AYE

4. Action Items

- a. Report – City Engineer follow up from September Planning Commission meeting.

- i. Briant Jacobs gave a follow up report addressing issues raised in the September Planning Commission meeting. He presented information comparing the Aggie Acres Subdivision, Thann 5100 Subdivision, and Funk Family Farms Subdivision. He spoke on the time it took from start to finish for each subdivision, missing information from applications, the lot area on each plat, land separation fences, and the mailing of notices. Briant recommended bringing accusations directly to staff to be addressed, instead of public meetings. Approvals from the planning commission should be items on the agenda based on rules and regulations.
- ii. Commissioner Simpson appreciated the update and a better understanding of the process.

- b. Consideration of the extension on the expired Conditional Use Permit for an oversized (2,400sqft) for the property at 5983 W 4600 S for Jay Jones

- i. Jay Jones explained the delay was due to covid, lack of workers, concrete, and contractors. Came in and spoke with Whittney in March.

Commissioner Simpson acknowledged that the conditional use permit in April 2021 and expired in April 2022.

Reed Richards clarified why he didn't have to apply for a new permit was because he inquired back in March was taken as a request for an extension.

COMMISSIONER GREENER MOVED TO APPROVE THE EXTENSION OF THE CONDITIONAL USE PERMIT FOR JAY JONES FOR AN OVERSIZED STRUCTURE TOTALING 2,400SQFT LOCATED AT 5983 W 4600 S. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- c. Public Hearing and Consideration – Conditional Use Permit request for an oversized structure (2,253sqft) and an accessory dwelling unit (ADU) located at 5808 S 5500 W for Kirk & Klee Rose

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

Klee Rose explained that the garage will be used to store an RV and for a workshop.

Commissioner Platt asked what the height of the structure will be and Commissioner Greener confirmed that the height is 24 feet.

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

There were no public comments.

- 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 CEVERING MOVED TO APPROVE A CONDITIONAL USE PERMIT FOR KIRK & KLEE ROSE FOR AN

**OVERSIZED STRUCTURE TOTALING 2,253SQFT AND AN ADU
TOTALING 940SQFT LOCATED AT 5808 S 5500 W.
COMMISSIONER PLATT SECONDED THE MOTION. VOTING AS
FOLLOWS:**

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

- d. Public Hearing and Consideration – Conditional Use Permit request for an oversized structure (2,000sqft) located at 5185 S 5750 W for Robert Lundgreen

- i. Applicant and/or Staff presentation

Robert Lundgreen explained that the oversized structure would be used to store an RV and trailers. There would be no electrical or plumbing.

Mary Simpson let him know that his site plan would need to be corrected prior to applying for a building permit. He had his building 3ft from the property line when the set back should be 5ft.

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

Stephanie Jaramillo expressed that she has lived in her home for 16 years and enjoys the mountain views. She lives behind this property that is a half-acre lot. If this structure is built it will hinder views and bring down the property value.

Charles Ashburn likes the view of the mountains. He paid extra for his lot due to the views that it offered. If the oversized structure was built it would destroy Stephanie's view. Views should be protected and oversized structures should not be allowed.

Brooke Thompson supports the Lundgreen's in building their structure. By being able to store the RV and other items in the structure it will keep things more hidden and improve the appearance of the home.

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 appreciated the concerns brought forth, but what is being asked is not outside the code. The code needs to be reviewed, but as of right now they meet the requirements set forth in the city code.

Commissioner Platt questioned if the building would exceed impervious surface rules of 65%. Commissioner Greener stated that they were nowhere close.

**COMMISSIONER GREENER MOVED TO APPROVE A
CONDITIONAL USE PERMIT FOR ROBERT LUNDGREEN FOR
AN OVERSIZED STRUCTURE TOTALING 2,000SQFT LOCATED
AT 5185 S 5750 W. COMMISSIONER PRINCE SECONDED THE
MOTION. VOTING AS FOLLOWS:**

COUNCIL MEMBER:

VOTE:

CEVERING

AYE

GREENER

AYE

PLATT

AYE

PRINCE

AYE

MOTION PASSED.

- e. Public Hearing and Consideration – Rezone request from Derek E Anderson for the property located at approximately 4848 S 5900 W, parcel number 09-077-0019, from the R-1, R-2 zone to the R-.75 zone
- f. Public Hearing and Consideration – Rezone request from Derek E Anderson for the property located at approximately 4848 S 5900 W, parcel number 09-077-0017, 10-012-0017, 10-012-0019, 09-077-0018, 09-077-0047, from the R-1, R-2 zone to the R-.75 zone
- i. Applicant and/or Staff presentation(s)

Paul Anderson addressed both Anderson and Belnap rezones. Between both rezones it would be 27 lots at .75 acres each.

Commissioner Platt asked if they plan on developing the lots or selling the subdivision off to a developer. Mr. Anderson said that Derek would be the developer and they would bring in builders.

Commissioner Platt wondered on how soon they would develop and Mr. Anderson that they would bring someone in to help them move forward.

Commissioner Prince asked how they plan on addressing secondary water concerns and complications.

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

Mike Haslam wanted more details on the actual plan of the subdivision. Brandon Richards explained that this is just a rezone and there is no subdivision plan that needs to be submitted to the city at this point. Commissioner Greener let Mr. Haslam know that it was included in the meeting packet that is posted online that he could review.

Carla Ausre wanted to know if there would be a sidewalk that provided safe access for children to walk to Hooper Elementary School. She also wanted to know the possibility of having a roundabout installed on 5900 West.

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 Platt commented on the R-.75 zone and how it took a possible subdivision from 40 lots down to 27 lots and created more open space.

**COMMISSIONER GREENER MOVED TO RECOMMEND
APPROVAL OF THE REZONE REQUEST FROM DEREK E
ANDERSON FOR THE PROPERTY LOCATED AT
APPROXIMATELY 4848 S 5900 W, PARCEL NUMBER 09-077-0019,
FROM THE R-1, R-2 ZONE TO THE R-.75 ZONE.
COMMISSIONER PLATT SECONDED THE MOTION. VOTING AS
FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
CEVERING	AYE
GREENER	AYE
PLATT	AYE
PRINCE	AYE

MOTION PASSED.

COMMISSIONER PLATT MOVED TO RECOMMEND APPROVAL OF THE REZONE REQUEST FROM DEREK E ANDERSON FOR THE PROPERTY LOCATED AT APPROXIMATELY 4848 S 5900 W, PARCEL NUMBER 09-077-0017, 10-012-0017, 10-012-0019, 09-077-0018, 09-077-0047, FROM THE R-1, R-2 ZONE TO THE R-.75 ZONE. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
CEVERING	AYE
GREENER	AYE
PLATT	AYE
PRINCE	AYE

MOTION PASSED.

- g. Public Hearing and Consideration – Conditional Use Permit request for an oversized structure (3,200sqft) located at 5362 S 4700 W for Dennis Blanchard

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

Dennis Blanchard explained that he plans on building a 2-story structure on his 1.82 acre lot that he will use to restore farm equipment on the main level and then create a sewing/quilting room for his wife. It would also be used for metal and wood working. The peak would be 26'4".

Commissioner Simpson asked he would be using it for a business. Mr. Blanchard said that he possibly would let his son store his work truck at in the structure.

The commissioners questioned the height requirement for the building and if he could get a conditional use permit to exceed the height requirement. Mr. Blanchard said that he would talk to his contractor about adjusting the height of the structure.

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

There were no public comments.

- 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

Commissioners continued to discuss the height requirements.

**COMMISSIONER PRINCE MOVED TO APPROVE A
CONDITIONAL USE PERMIT FOR DENNIS BLANCHARD FOR
AN OVERSIZED STRUCTURE TOTALING 3,200SQFT LOCATED
AT 5362 S 4700 W. COMMISSIONER PLATT SECONDED THE
MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
CEVERING	AYE
GREENER	AYE
PLATT	AYE
PRINCE	AYE

MOTION PASSED.

- h. Public Hearing and Consideration – Recommendation on final approval of the Buchanan 5100 Subdivision (1 lot) located at approximately 7453 W 5100 S for Brian Buchanan

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

Briant Jacobs updated the planning commission that the name for the Buchanan 5100 Subdivision had been updated to MH Acres. MH Acres is a 1 lot subdivision in the R-1 zone. Mr. Buchanan has addressed all city staff issues and has turned in all approval letters. He has also supplied all letters waving the land separation fence. The city staff recommends that a Curb, Gutter, Sidewalk escrow be required for the subdivision.

Brian Buchanan expressed that he would like to build a residential home for his family. He confirmed to the commission that he would continue to flood irrigate and that he would have a septic tank.

Commission Cevering made it know that he has a conflict of interest so will need to abstain from voting.

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

There were no public comments.

- 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 RECOMMEND FINAL APPROVAL OF THE BUCHANAN (MH ACRES) SUBDIVISION (1 LOT) LOCATED AT APPROXIMATELY 7453 W 5100 S. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:

CEVERING

GREENER

PLATT

PRINCE

MOTION PASSED.

VOTE:

ABSTAINED

AYE

AYE

AYE

- i. Public Hearing and Consideration – Recommendation on final approval of the Hardy Denny Subdivision (2 lot) located at approximately 5120 W 4000 S for Jeff Hardy & Nate Denny

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

Briant Jacobs informed the commission that the original land had the county record an illegal subdivision before he sold the property to Mr. Hardy and Mr. Denny. Mr. Hardy and Mr. Denny are now going through the process of creating a legal subdivision. The property will now be made up of 3 parcels, 2 parcels will be legal buildable lots and the 3rd parcel being a unbuildable lot. All approval letters have been turned in from all utility entities.

UDOT will only grant one 30ft access off of 4000 S. Both driveways will use the access, but there will be two separate driveways off of the access. They will connect to the vacuum sewer system.

They still need a will serve letter from Wilson Irrigation and water flow still needs to be addressed.

Nate Denny answered questions about the dual access from 4000 S and that they planned on using gravel to separate the driveways. He also confirmed where the fire hydrant location would be installed on the Taylor West Weber Water line.

The commissioners were concerned about how he was going to deal with the tailwater and irrigation. Commissioner Prince recommended that these things should be addressed outside of the Planning Commission meeting.

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

Cindy Cox is fine with the subdivision she is just concerned with the ditch along the back of the property. The ditch is washed out and the fence that borders the ditch is falling in. The ditch along the proposed subdivision borders two other properties and she is hoping that something can be worked out with the property owners in constructing a more maintainable fence.

Jared Hancock expressed his concern with combining two ditches and that it would flood subdivisions below if all the gates were not opened and the right times.

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 Cevering said that looking at all the concerns that the subdivision should fix the problems and then come back to Planning Commission.

Commissioner Simpson was concerned about where a land use separation fence needs to be placed.

Briant Jacobs also brought up the need of a Curb, Gutter, Sidewalk Escrow.

Commissioners discussed the need to table the subdivision until all issues are resolved.

COMMISSIONER CEVERING MOVED TO TABLE THE FINAL APPROVAL OF THE HARDY DENNY SUBDIVISION (2 LOT) LOCATED AT APPROXIMATELY 5120 W 4000 S FOR JEFF HARDY & NATE DENNY COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:

VOTE:

CEVERING

AYE

GREENER

AYE

PLATT

AYE

PRINCE

AYE

MOTION PASSED.

- j. Public Hearing and Consideration – Recommendation on final approval of the Silver Saddle Phase II Subdivision (17 lot) located at approximately 5325 W 3675 S for Nilson Homes

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

Briant Jacob presented that Silver Saddle Phase I now has over 65% of their foundations dug and they are ready to move forward with phase II. They have their approval letters from the entities except for Rocky Mountain Power and Dominion Energy. A land use separation fence will be required following along with Phase I subdivision.

Commissioner Prince brought up concerns that everything hadn't yet been completed in the Memo, but Briant explained that it was an old memo, and everything has been addressed since that memo was issued.

Mike Flood representing Nilson Land Development explained that Rocky Mountain Power and Dominion Energy have not issued new letters for Phase II because they are already under contract for all

phases of the subdivision. The land use separation fence is not show on the plans, but it will be on the plat.

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

Brent Hansen is concerned about the irrigation right-of-way. Who is going to maintain the right-of-way? There is a three-and-a-half-foot drop is it going to be piped in? He doesn't want the turn around on his property removed. Mike Flood they will be using 18" pipe continuing what has been done in Phase I. The ditch will be filled in to match grade with a recorded easement. They will be completing the connection on 3675 West. He is not sure about leaving the turnaround they will see what can be done to create a correct natural tie in.

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 RECOMMEND FINAL APPROVAL OF THE SILVER SADDLE PHASE II SUBDIVISION (17 LOT) LOCATED AT APPROXIMATELY 5325 W 3675 S. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

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

k. Public Hearing and Consideration – Conditional Use Permit request for a commercial tower/antenna structure located at 5609 S 4300 W for Steve & Catherine Allen-Verhoeven

i. Applicant and/or Staff presentation(s)

Briant Jacobs displayed the property and where the cell tower would be located next to the building. The tower would be 105 feet tall. There was a conditional use permit approved for the property years

ago, but the original proposed tower was never built and the conditional use permit expired. Commissioner Prince asked the distance from the homes bordering the property and Briant confirmed that the tower would be 200 ft from the property line about 300 ft from homes.

Richard Lee, the agent from AT&T Wireless and representing the property owners, informed the commission that he was not the agent for the original conditional use permit. Explained that the tower would be flush with the existing shop and that it would be completely fenced in. The commissioners inquired about how this tower would benefit Hooper citizens, would the tower only be AT& T or would it be leased out to other companies, does the tower need to be 100 ft tall, how far will the service reach, what are the health concerns, the timeframe for building the tower, and can the tower be disguised? Mr. Lee said that it would increase the coverage of AT&T service and improve emergency services. At the beginning the tower would only be used by AT&T, but there is a possibility that it could be leased out to other companies. Lowering the tower would decrease the distance and strength of the service. Mr. Lee is not certain on the reach of service, but it is miles. As far as the health risk there is copious research on both sides of the spectrum. With the tower at 100 ft tall there is no sustained exposure, and they follow strict safety protocols. They are hoping to build the tower in 2024. Disguising the tower makes sense in some places, but in most circumstances, it just makes the tower stand out more.

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

Public Comment emails read in for the record.

Kevin Ivins: He is opposed to the tower/antenna higher than the average home height in the area.

Nick Peterson: He is against the cell phone tower. He is concerned about health problems. If you lived near the tower would you be okay with the health risks? If the tower had been there when he moved in he would not have considered purchasing the home. There are plenty of open property away from homes that a tower could be placed.

Eric Gardner: He does not want to look at a 100 ft tower each time he steps out of his home. Would like the tower out of sight or near the freeway.

Elysha Maughan: She is concerned about the health and safety risks of having the cell tower in proximity to existing homes and Freedom Elementary. She is also concerned about the decrease in perceived and actual property values. She included health and safety research from studies on the impact of cell phone towers.

Andrew Barnes: He supports the installation of the tower. He lives north of the property and doesn't feel that it is his place to tell them what they can and cannot do with their property.

Jason Horspool: He lives south of the property and doesn't understand why you can put a commercial structure on a residential property. Loves the wildlife and wetlands that surround him and is worried about how the tower will impact that. He is also concerned about the health effects and doesn't want to be the Guinea pig. There are too many unanswered questions.

Roger Owens: Feels that this is not the right place for a cell tower. Properties around the tower will be developed limiting access to the tower. He has a pacemaker and is concerned how it will effect his health. The tower would be better placed in an industrial area.

Kelly Blowers: She is 600 ft from the tower location. She is concerned how the health effects of the tower will impact her child with epilepsy and migraines. If they knew that a tower was going to be placed there they would not have purchased their home. Commissioner Platt asked how they would feel if the tower was shorter or disguised as a tree. Mrs. Blowers does not want it no matter what it looks like or the height.

Dan Heiner: He has no problem with the tower. We have cell phones that we use constantly. Towers are necessary, the height is fine, and doesn't feel that disguised as a tree makes sense. Towers have to go somewhere.

Nathan Maughan: Echoes everyone's comments He objects to the placement of the tower, it will be seen for a long distance. He feels that

AT&T already has 5G coverage and there is no justification for the tower. They need to be smart about where towers are placed.

Richard Lee: There are two sides to every coin. People work from home and need cell coverage. If the tower is decommissioned it will be completely removed. Commissioner Prince wondered if other sites had been considered. Mr. Lee said that they use search rings, have meet code and have a willing landlord. A utility easement will be established using the existing roads.

Stacey Judkins: She feels that everyone is going to leave Hooper if a tower like this is built.

Kristen Robins: She said that the CDC said there is not enough information. The International Council views them as hazardous. Cigarettes used to be considered safe. We don't know everything. We need to wait for citizens needs to arise. This is a benefit to the property owner, not the surrounding residents.

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

The commissioners discussed the tower and the concerns surrounding it. Zoning, unknown health effects, AT&T using already existing towers, height concerns, and the permit would expire before the tower even was built.

**COMMISSIONER PRINCE MOVED TO DENY A CONDITIONAL
USE PERMIT FOR STEVE & CATHERINE ALLEN-VERHOEVEN
FOR A COMMERCIAL TOWER/ANTENNA STRUCTURE
LOCATED AT 5609 S 4300 W BASED ON HEIGHT AND HEALTH
CONCERNS. COMMISSIONER PLATT SECONDED THE
MOTION. VOTING AS FOLLOWS:**

COUNCIL MEMBER:

CEVERING

GREENER

PLATT

PRINCE

VOTE:

NAE

AYE

AYE

AYE

MOTION DENIED.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.)

Stacy Judkins: Concerned about the Elaine Fowers home. There are drugs and shootings in the neighborhood. Drug use and camping in the park. Would like the home to be sold so a good family can move into it.

6. Adjournment

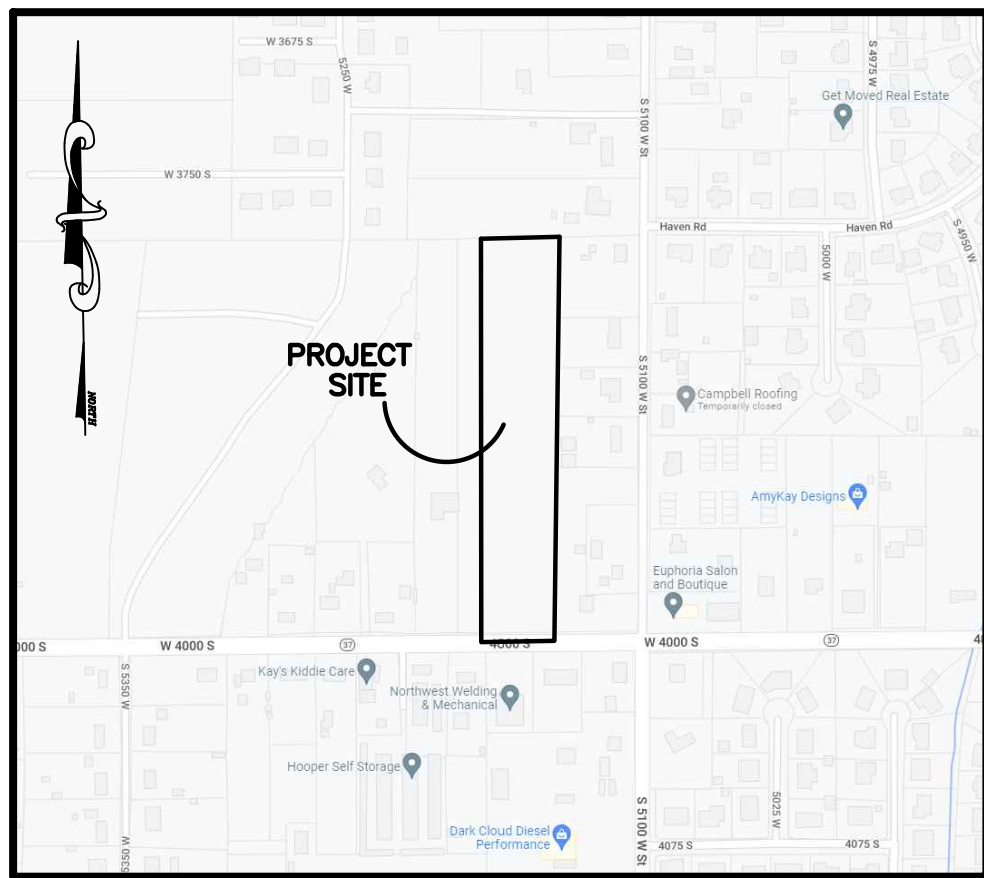
**AT APPROXIMATELY 10:25PM, COMMISSIONER GREENER
MOVED TO ADJOURN THE MEETING. COMMISSIONER
PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
CEVERING	AYE
GREENER	AYE
PLATT	AYE
PRINCE	AYE

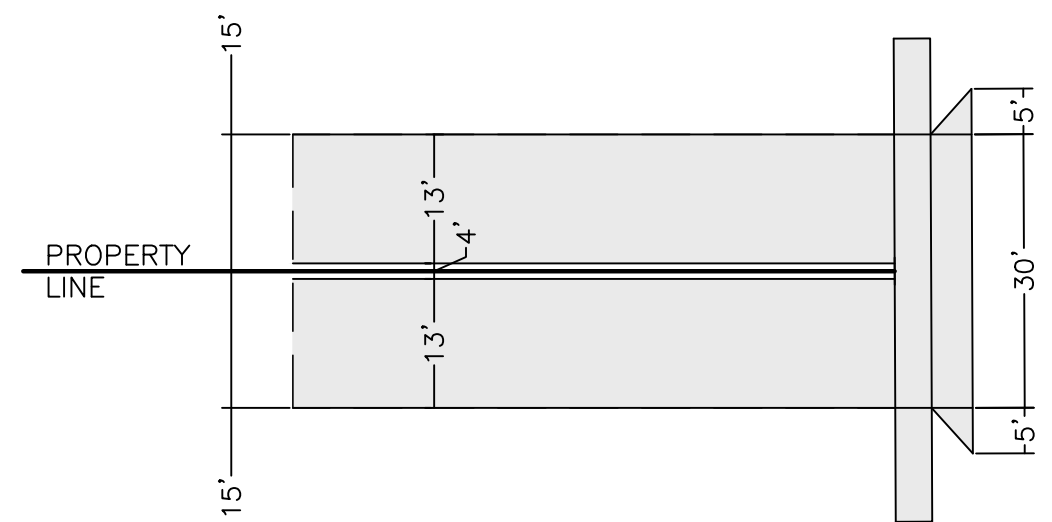
MOTION PASSED.

Date Approved: _____

Tereasa Chugg, Deputy City Recorder

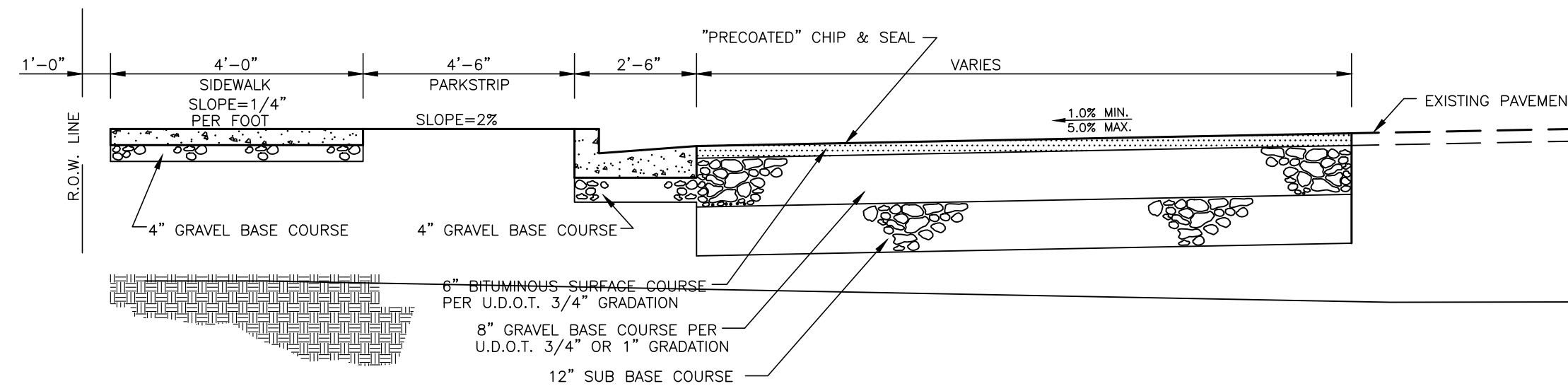


VICINITY MAP
NOT TO SCALE

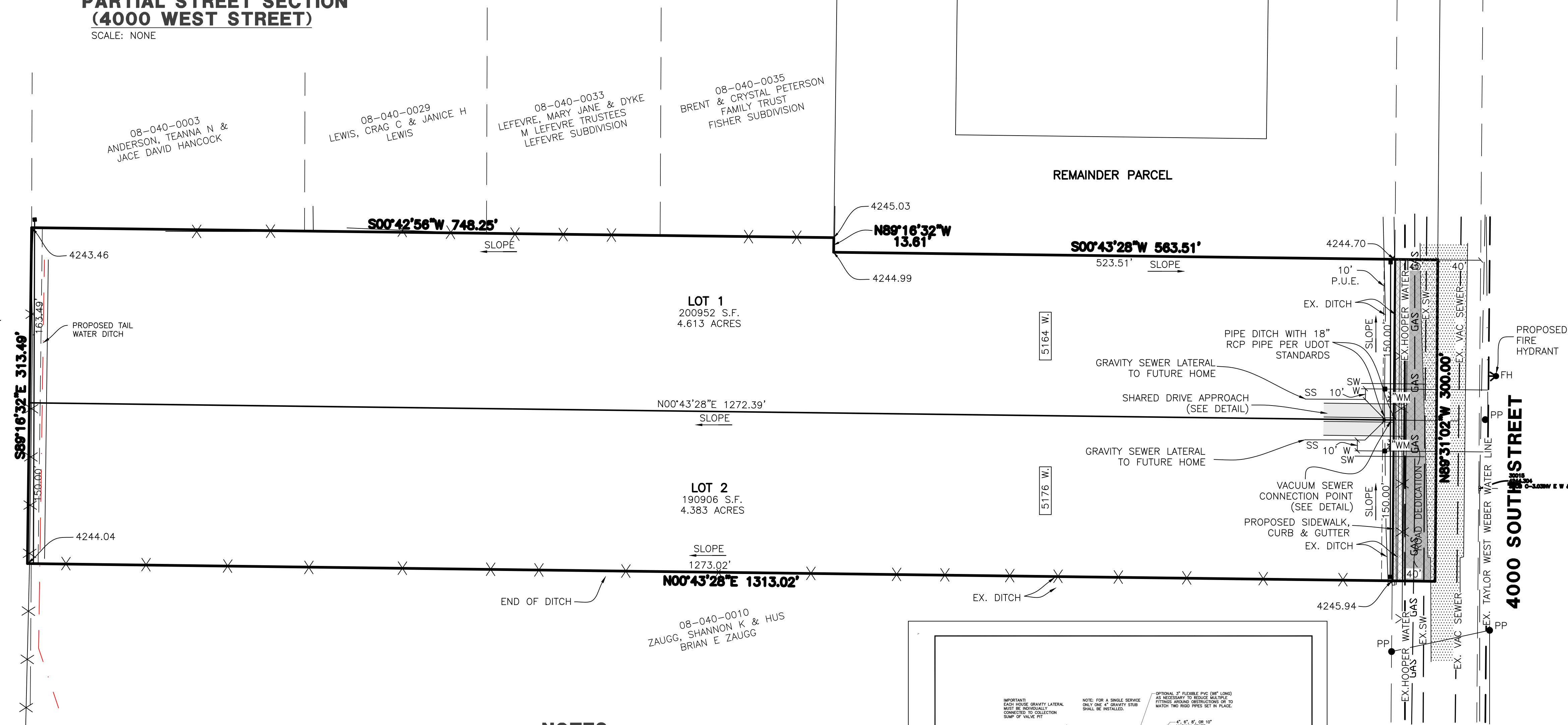
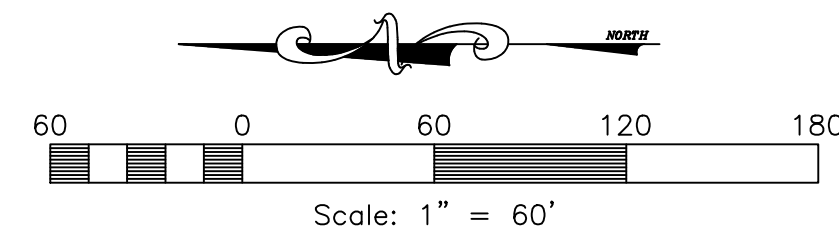


SHARED DRIVE APPROACH
NOT TO SCALE

08-040-0032
COX, MICHAEL S. & WIFE, CINDY B. COX
MICHAEL COX SUBDIVISION



**PARTIAL STREET SECTION
(4000 WEST STREET)**
SCALE: NONE



LEGEND

- = BOUNDARY LINE
- = ADJOINING PROPERTY
- - - - - = 10' PUBLIC UTILITY EASEMENT
- X = EXISTING FENCE LINE
- EX.W— = CULINARY WATER LINE
- EX.VACSS— = EXISTING VACUUM SEWER LINE
- EX.SW— = EXISTING HOOPER IRR. SECONDARY WATER
- = PROPOSED SANITARY SEWER LATERAL
- = PROPOSED CULINARY WATER LATERAL
- = PROPOSED SECONDARY WATER LATERAL
- = EXISTING POWER LINE
- PP = EXISTING POWER POLE
- FH = PROPOSED FIRE HYDRANT
- FH = FIRE HYDRANT
- [Pattern] = EXISTING PAVEMENT
- [Pattern] = 40' ROAD DEDICATION (12,00 S.F.)

NOTES

- GAS, POWER AND COMMUNICATION LINES ARE AVAILABLE IN 4000 S. STREET.
- SEWER WILL NEED TO BE AN OPEN CUT; BORING WILL NOT BE ALLOWED.
- TAIL WATER TO SURFACE FLOW FROM WEST END OF SOUTH DITCH TO THE NORTHEAST END OF THE PROPERTY. ALL WATER TO BE RETAINED ON-SITE.

CONSTRUCTION NOTES

- ALL CONSTRUCTION IS TO CONFORM TO THE HOOPER CITY STANDARD DRAWINGS AND SPECIFICATIONS.

CULINARY WATER

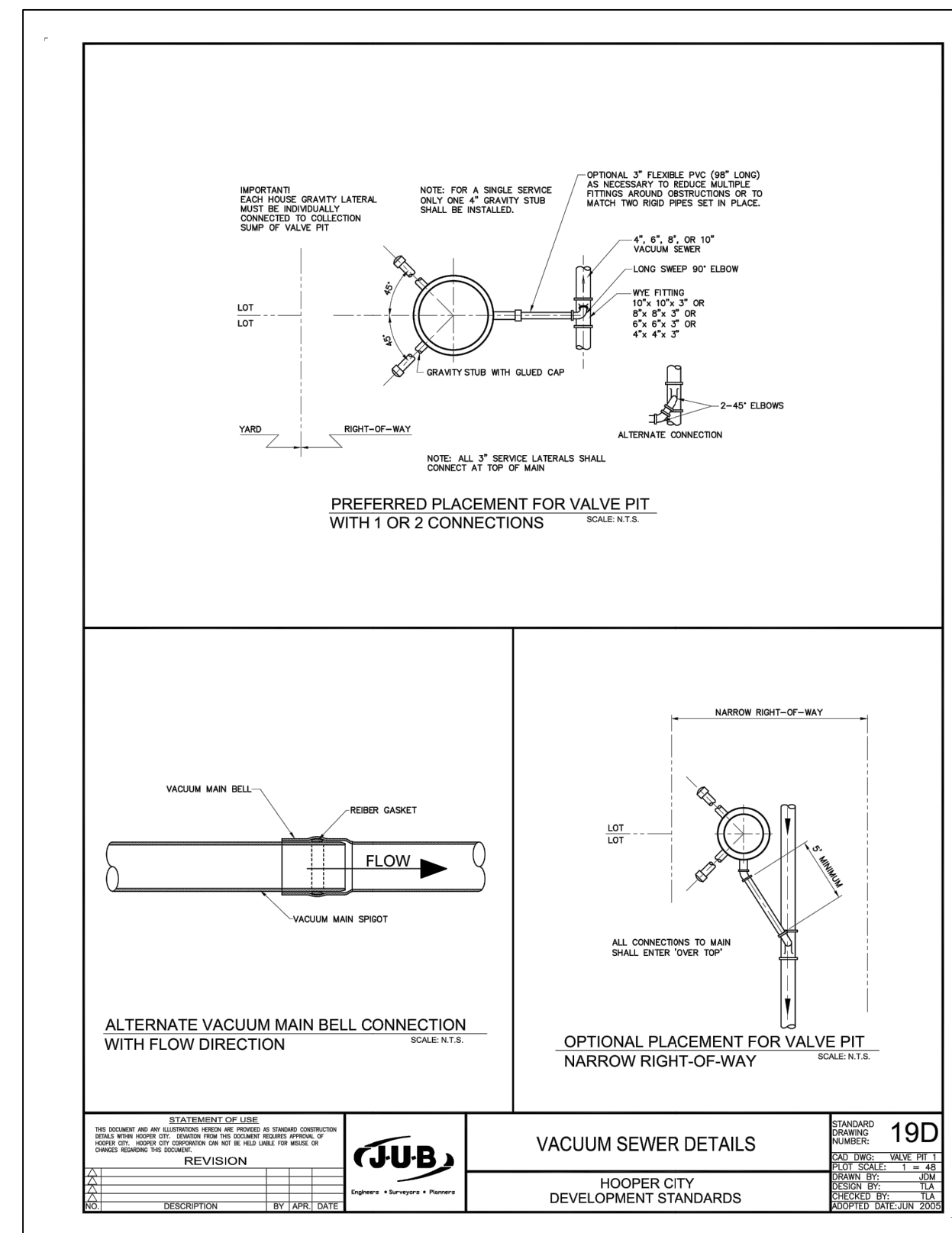
W LAT - 3/4" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS LAT - 4" PVC SDR-21 SERVICE LATERAL

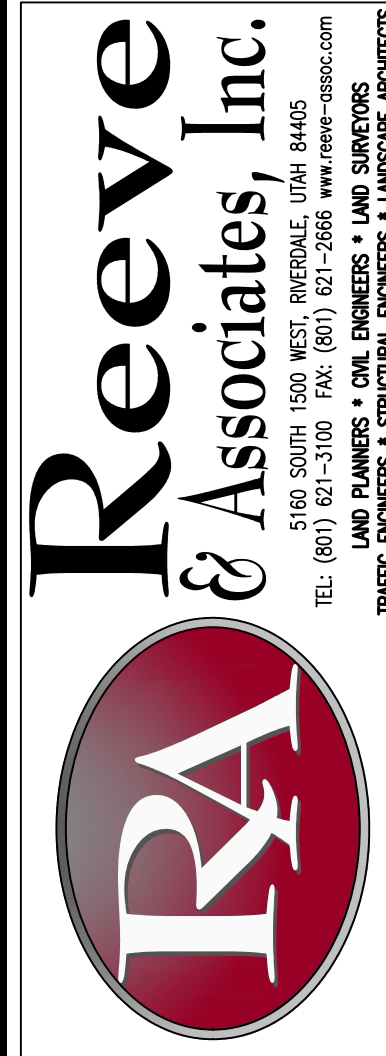
SECONDARY WATER

SW LAT - SECONDARY SERVICE LATERAL WITH METER PER HOOPER IRRIGATION COMPANY



Developer:

Jeff Hardy
4180 W. 4000 S.
Hooper, UT. 84401



REVISIONS	DATE	DESCRIPTION	CITY COMMENTS
1	9-27-22		

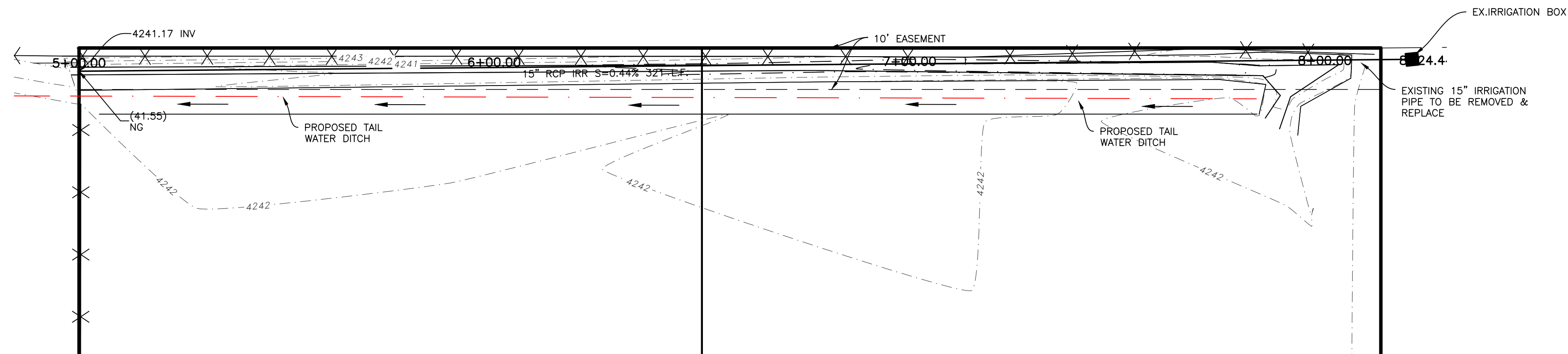
Hardy Denny Subdivision
PART OF THE SE 1/4 OF SECTION 6, T.5N., R.2W., S.L.B. & M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH

Utility Exhibit

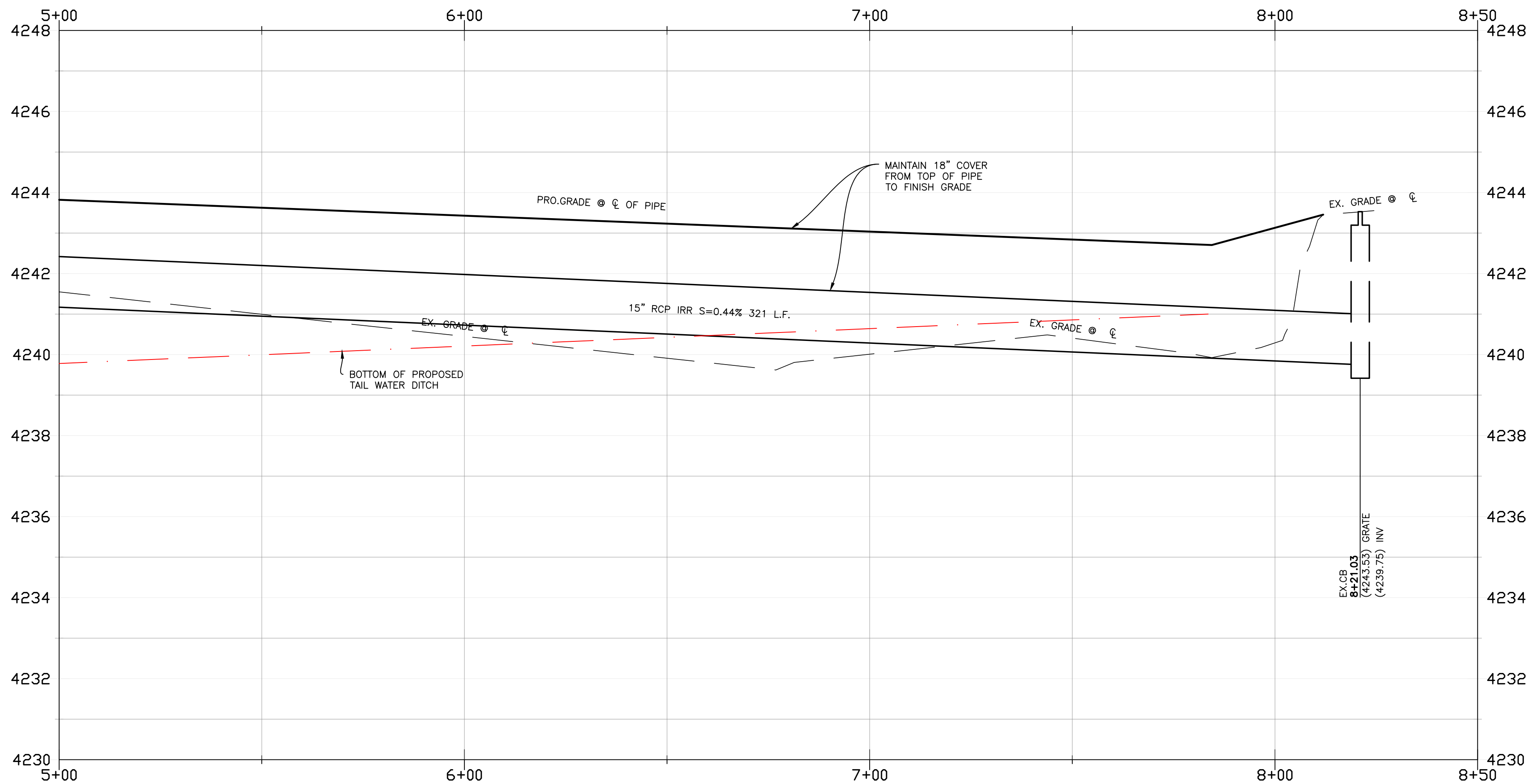
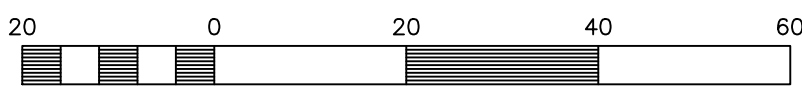
Project Info.

Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 8-18-22
Name: HARDY DENNY SUBDIVISION
Number: 8030-01

Sheet	3
1	Sheets



Hooper Irrigation



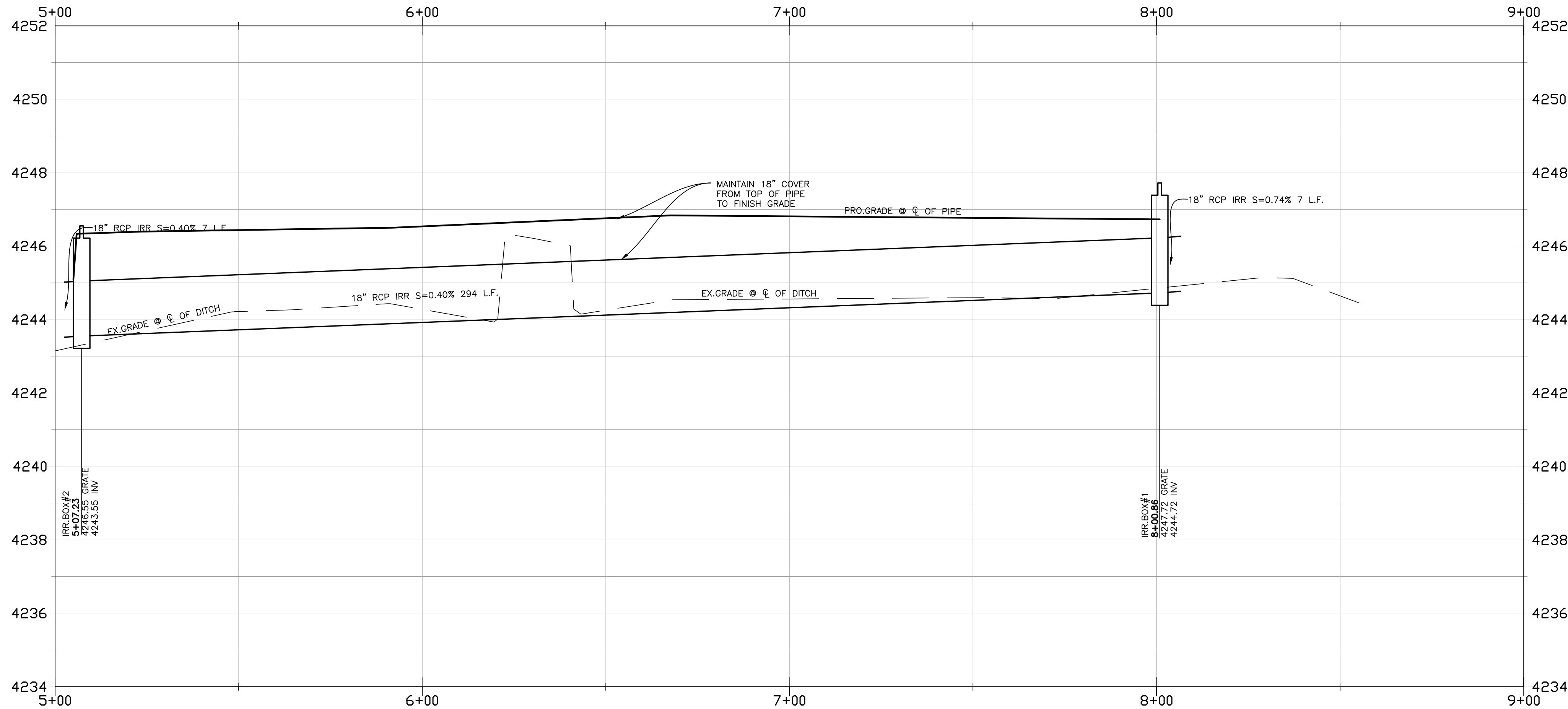
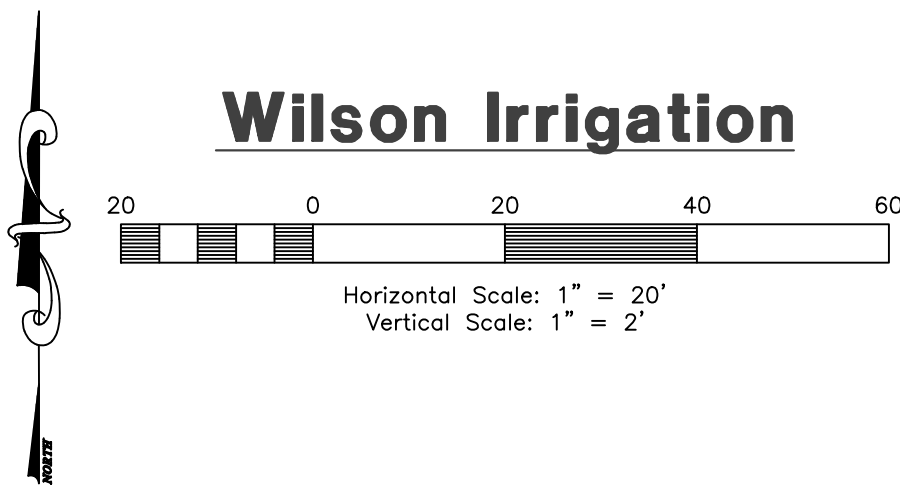
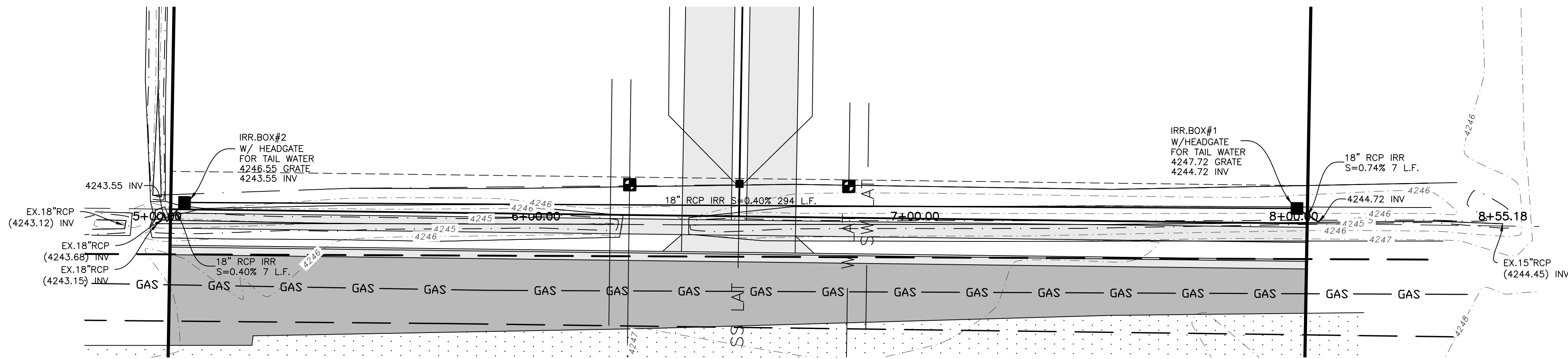
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION	CITY COMMENTS
	9-27-22		

Hardy Denny Subdivision
PART OF THE SE 1/4 OF SECTION 6, T.5N., R.2W., S.L.B. & M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH

Hooper Irrigation Ditch

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 8-18-22
Name: HARDY DENNY SUBDIVISION
Number: 8030-01



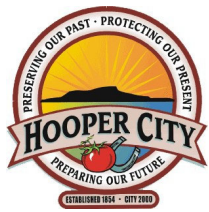
REVISIONS	DATE	DESCRIPTION	CITY COMMENTS
	9-27-22		

Hardy Denny Subdivision PART OF THE SE 1/4 OF SECTION 6, T.5N., R.2W., S.L.B. & M., U.S. SURVEY HOOPER CITY, WEBER COUNTY, UTAH	Wilson Irrigation Section
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Project Info.
Engineer: N. Reeve
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Date: 8-18-22
Name: HARDY DENNY SUBDIVISION
Number: 8030-01

Sheet	3
3	Sheets



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: Jeff Hardy and Nate Denny
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Briant Jacobs
Date: November 23, 2022
Re: Hardy Denny Minor Subdivision Review

The Hooper City staff has completed its subdivision review of the **Hardy Denny Subdivision**. The purpose of this subdivision is to create two buildable house lots on parcel 08-040-0061 on 4000 South and approximately 5180 West. This property is zoned R1.

Revisions based on comments from Planning Commission Meeting held on 18 October 2022

1. A final approval letter from Wilson Irrigation will be required **Received, Okay**
2. Show a plan and profile for the Wilson Irrigation canal along the south frontages to include a turnout box(s) for each lot in the subdivision. The box will need to have pass-through capabilities to service downstream users. Please show easements if needed. **Okay**
3. The Hooper Irrigation ditch on the north of the properties needs to be piped. Please show a plan and profile **Okay**
4. The tailwater (runoff from the property) will need to be collected and diverted to the storm drainage collection system, not to Hooper Irrigation's supply ditch. To get to the collection system, water will need to be discharged to the parcel to the west owned by Mr. Zaugg. Drainage agreements will be needed from Hardy to Denny and from Denny to Zaugg. A 10-foot drainage easement should be shown on the plat **Okay**
5. Land use separation fence (or waivers) will be required on the north and the west parcels **Okay**

The City staff is able to recommend Plat approval of this subdivision to the Planning Commission. It will go to the December 8th Planning Commission meeting.