

HOOPER CITY
PLANNING COMMISSION AGENDA
JANUARY 11, 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, January 11, 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 December 14, 2023.
4. Action Items
 - a. Final Review of the West View Subdivision located at 5800 W 4200 S Hooper, UT 84315 for Still Water Construction.
 - i. Motion to enter a public hearing to receive public input on request
 - ii. Motion to close the public hearing and proceed with the regular meeting
 - iii. Planning Commission Discussion and/or Motion on request
 - b. Motion- Confirm time and place of regularly scheduled Planning Commission meetings for the year 2024.
 - c. Motion- Appointment of 2024 Planning Commission Chairperson
 - d. Motion- Appointment of 2024 Planning Commission Vice- Chairperson
 - e. Motion- Request to Open the General Plan from Torghele Hooper LLC and Village Development
5. Citizen Comment (*Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
6. Adjournment

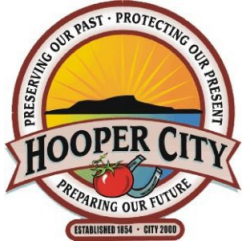
Morghan Yeoman

Morghan Yeoman, City Recorder

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

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice has been posted at the Hooper City Civic Center, the Hooper City Post Office, and the Hooper City Sinclair Gas Station; the Utah Public Meeting Notice website; and hoopercity.com on or before January 11, 2024.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, DECEMBER 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 December 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
Bryce Widdison

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Briant Jacobs – City Engineer

COMMISSION MEMBERS EXCUSED:

Blake Cevering
Brandon Richards – City Attorney

AUDIENCE PRESENT:

Bridger Peck, Efrain Perez, Bill East,
Karianne East, Kevin Tubbs, Frank Peterson,
Kayla Peterson, Dale Fowers, Merlynn
Fowers, Christina Christensen, Trevor
Christensen, JoAnne Higley, Sheri Bingham

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 Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Simpson offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated November 9, 2023
 - i. Changes were discussed that needed to be made.

**COMMISSIONER PRINCE MOTIONED TO APPROVE
THE MINUTES DATED NOVEMBER 9, 2023.
COMMISSIONER GREENER SECONDED THE
MOTION. VOTING AS FOLLOWS:**

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

4. Action Items

- a. Conditional Use Permit Request for Kayla Peterson for an oversized structure totaling 4,050 sq ft with a height of 29 ft located at 7133 W 5500 S
 - i. Applicant and/or Staff presentation(s)

Briant Jacobs, our city engineer gave a presentation on where the structure will be located on the property. Explains that the structure height is 29 ft. Briant also discusses that they came back in October 2023 for a conditional use permit for 4000 sq ft and 24 ft in height. Now back for a new conditional use permit for 4050 sq ft and 29 ft in height.

Kayla Peterson explained the reasoning for coming back for a new conditional use permit is because they filled out the first application with the wrong information. Kayla had mis-read the plans incorrectly and was notified by the building inspector to come in and get a new conditional use permit for the height of the structure. Kayla explained that the peak of the building to grade is 26 ft 9 in, but was instructed by Briant, our city engineer to apply for 29 ft to have wiggle room if needed. Kayla explained that she will be parking her company vans in the oversized structure. Commissioner Simpson questioned Kayla that the newest things on the application are plumbing, electrical, and business use. Kayla confirmed, yes. Commissioner Greener asked if she had plans for the plumbing? Kayla commented that she does not have plans yet but wants to prepare for the future.

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 MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR KAYLA PETERSON FOR AN OVERSIZED STRUCTURE TOTALING 4,050 SQ FT WITH A HEIGHT OF 29 FT LOCATED AT 7133 W 5500 S. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:

GREENER

PRINCE

WIDDISON

MOTION PASSED.

VOTE:

AYE

AYE

AYE

b. Conditional Use Permit Request for Bridger Peck for an oversized structure totaling 3,200 sq ft with a height of 25 ft located at 6589 W 5900 S

i. Applicant and/or Staff presentation(s)

Briant Jacobs, our city engineer, gave a presentation. Briant explained where the oversized structure will sit on the property and the layout of the structure. Bridger Peck explained to Planning Commission that he currently does not have a garage on his primary home and would like something for storage. There will be a meter upgrade for 400-amp service. Bridger also explains that there are twelve (12) ft in between home and (future) oversized structure.

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 MOTIONED TO APPROVE THE
CONDITIONAL USE PERMIT FOR BRIDGER PECT FOR AN
OVERSIZED STRUCTURE TOTALING 3,200 SQ FT WITH A
HEIGHT OF 25 FT. COMMISSIONER WIDDISON SECONDED
THE MOTION. VOTING AS FOLLOWS:**

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

MOTION PASSED.

c. Final Review of the Fowers Subdivision located at 5618 S 6300 W

i. Applicant and/or Staff presentation(s)

Briant Jacobs, our city engineer, gave a presentation. Briant explains that this corner was the Higley Subdivision, but now coming back to do Fowers Subdivision in Lot 1 (of Higley Sudivision) and splitting it into two parcels on the plat map. Explained that this is a minor subdivision which means this is the final review. The staff comments were addressed.

JoAnne Higley explained the new subdivision and what they are looking to do with the property. Commissioner Greener asked if 6300 W was fixed and completed. Braint confirmed yes.

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

Trevor Christensen located at 6243 W 5600 S asked what the square footage and frontage were for lot 1 in the Fowers Subdivision. Briant and Sheldon provided information.

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

**COMMISSIONER GREENER MOTIONED TO RECOMMEND THE
APPROVAL OF THE FINAL REVIEW OF THE FOWERS
SUBDIVISION LOCATED AT 5618 S 6300 W. COMMISSIONER
PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE

GREENER**AYE****PRINCE****AYE****MOTION PASSED.****5. Citizen Comment**

(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)

Bridger Peck located at 6589 W 5900 S questioned if we have teamed up with a fiber company. Commissioner Greener confirmed, yes with Connex.

Trevor Christensen located at 6243 W 5600 S asked when fiber was coming down by him and when is that available. Commissioner Greener said it should be soon. Connex is in the upper west part of Hooper. He also explains that they are looking for a wireless beam to reach out to those further out west.

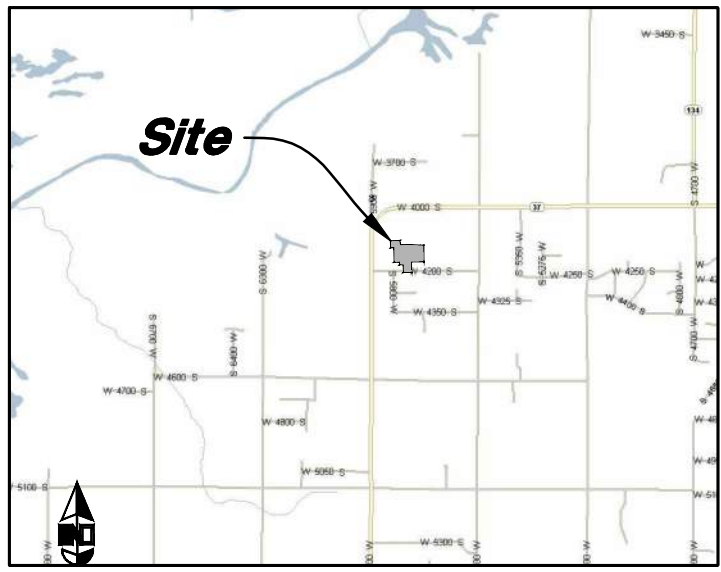
6. Adjournment

**AT APPROXIMATELY 7:43, COMMISSIONER GREENER
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER
WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

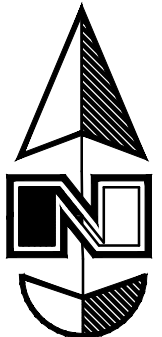
COMMISSIONER:**VOTE:****WIDDISON****AYE****GREENER****AYE****PRINCE****AYE****MOTION PASSED.**

Date Approved: _____

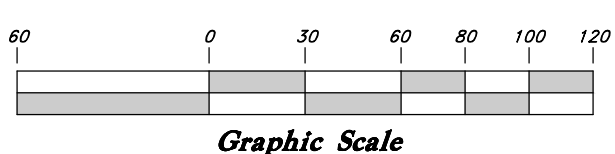
Morghan Yeoman, City Recorder



VICINITY MAP
Not to Scale



Scale: 1" = 60'



Property Line Curve Data

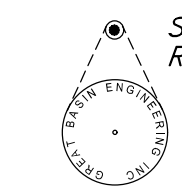
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	18°50'53"	370.00'	121.72'	S 9°25'27" E	121.17'
C2	87°37'28"	15.00'	22.94'	N 62°39'37" W	20.77'
C3	16°28'21"	230.00'	66.13'	S 81°45'49" W	65.90'
C4	26°52'06"	15.00'	7.03'	S 76°33'57" W	6.97'
C5	74°05'02"	55.00'	71.12'	N 79°49'35" W	66.26'
C6	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



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 Gardner 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

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'
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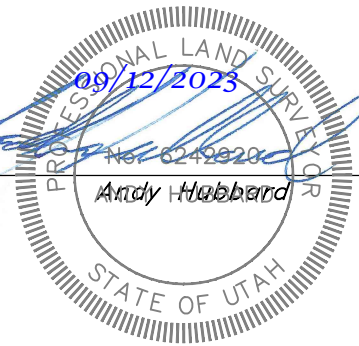


SURVEYOR'S CERTIFICATE

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 Nielson - 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

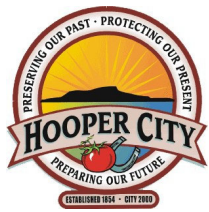
ENTRY NO. _____ FILED FOR RECORD AND

RECORDED _____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED FOR

WEBER COUNTY RECORDER

BY: _____ DEPUTY



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

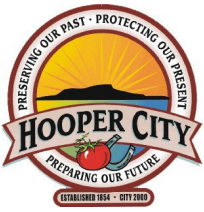
Memo

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.

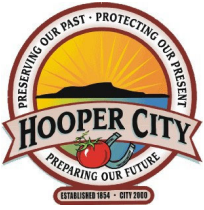
5580 West 4600 South

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.

5580 West 4600 South

Hooper, UT 84315

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

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

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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.**

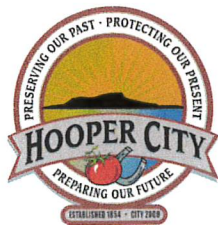
The Staff has accepted these items and the subdivision is eligible to be placed on the October 12th Planning Commission agenda.

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.



HOOPER CITY PLANNING COMMISSION MEETING SCHEDULE FOR 2024

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



Request to Open the General Plan

Date 12/12/2023

☒ \$500 Fee. The fee is non-refundable

Property Owner Torghele Hooper LLC Email Address clint@lowecompanies.com

Property Address See parcel Representative: Village Development Fax # _____

Phone # 801-668-5612 Cell # _____

Parcel # 080390032 & 080390033 Zoning of Parcel R1 Sq. Ft. of Parcel _____

Describe in detail the request for opening the General Plan Our request for opening the general plan
would be to request that the zoning of the property be reconsidered to better fit the surrounding developments,
new school and use of the new lift station. We are working along side other developers in the area and
have support in requesting the general be opened to consider the rezone request.

plan to

The following items need to accompany this request:

1. Official Weber County map of property.
2. Land description of property.
3. If on a State road a letter from UDOT saying they are aware of the request.
4. If the requester is not the property owner, a letter from the property owner giving authority for the requester to act in his behave. All information for the requester must be on the letter for address, phone #, Fax #, and email.

I, Matt Lowe am requesting that the Hooper City General Plan be opened for the above reasons. I understand this does not guaranty that my request will be heard or approved. I also understand the \$500 fee is non-refundable because of the cost of the reviews and noticing that is done at the time of the request.

Owner

Robert Torghele

dotloop verified
12/14/23 3:09 PM MST
CKUG-QGKE-XCA4-BQKB

Requester

Matt Lowe

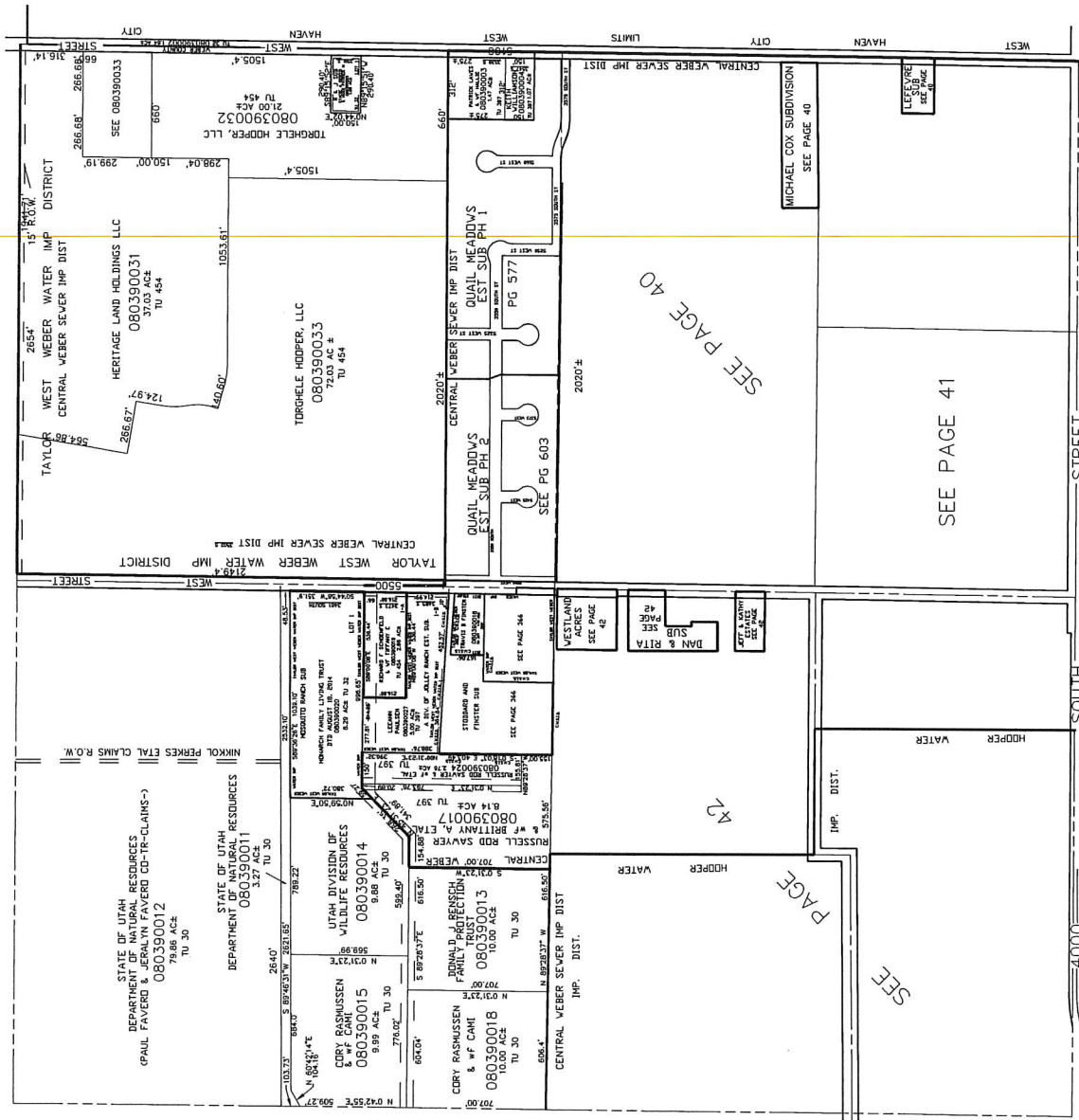
dotloop verified
12/14/23 12:44 PM MST
TJG7-BWUK-LIRS-NSEW

SECTION 6, T.5N., R.2W., S.L.B. & M.

IN WEBER COUNTY
SCALE 1" = 400'

TAXING UNIT 30, 32, 397, 454

SEE BK 15 PG 82



SEE PAGE 37

SEE BK 10 PG 2

SEE PAGE 47

FOR TAX PURPOSES ONLY

SEE PAGE 43

EXHIBIT "A"

Part of the Northeast Quarter of Section 6, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point, said point being 2690.41 feet North 89°36'54" West along the Section line and along the South boundary line of Rawson Ranch Agriculture Subdivision and along the South boundary line of Rawson Ranch Subdivision Phase 1, 2nd Amendment from the Northeast corner of said Section 6 (said Northeast corner of Section 6 being North 00°44'11" East 2757.88 feet from the East Quarter corner of said Section 6); thence South 09°38'01" West 685.47 feet; thence South 30°13'34" East 153.21 feet; thence South 04°15'26" West 129.74 feet; thence South 31°00'00" West 684.40 feet; thence North 89°14'57" West 302.99 feet to the Easterly right-of-way line of 5500 West Street; thence North 00°45'03" East 1524.95 feet along said Easterly right-of-way line to the South boundary line of said Rawson Ranch Agriculture Subdivision; thence South 89°36'54" East 682.70 feet along said South boundary line of Rawson Ranch Agriculture Subdivision to the point of beginning.

(Proposed AG Lot 3, Spring Landing Non-Developable Land Division)

Situated in Weber County, State of Utah

APN: 08-039-0033 (part)

EXHIBIT "A"

Part of the Northeast Quarter of Section 6, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point, said point being 33.00 feet North 89°36'54" West along the Section line and 1099.80 feet South 00°44'11" West from the Northeast corner of said Section 6 (being North 00°44'11" East 2757.88 feet from the East Quarter corner of said Section 6); thence South 00°44'11" West 482.05 feet; thence North 89°15'52" West 290.41 feet; thence South 00°43'53" West 150.00 feet; thence South 89°15'52" East 290.40 feet; thence South 00°44'11" West 449.25 feet; thence North 89°04'56" West 65.14 feet; thence North 89°38'48" West 131.03 feet; thence North 89°29'25" West 120.11 feet; thence South 00°18'27" West 3.06 feet to the North boundary line of Quail Meadows Estates Subdivision Phase 1; thence North 89°41'33" West 2308.72 feet along said North boundary of Quail Meadows Estates Subdivision Phase 1 and Phase 2 to the Easterly right-of-way line of 5500 West Street; thence North 00°45'03" East 661.55 feet along said Easterly right-of-way line; thence South 89°14'57" East 302.99 feet; thence North 31°00'00" East 604.08 feet; thence South 59°00'00" East 266.67 feet; thence South 84°16'36" East 64.35 feet; thence South 87°46'50" East 285.44 feet; thence North 01°09'40" East 70.34 feet; thence South 89°41'33" East 843.70 feet; thence South 80°04'33" East 60.78 feet; thence South 89°15'50" East 533.34 feet to the point of beginning.

(Proposed AG Lot 2, Spring Landing Non-Developable Land Division)

Situated in Weber County, State of Utah

APN: 08-039-0032 (part) and 08-039-0033 (part)