

HOOPER CITY
PLANNING COMMISSION AGENDA
MARCH 14, 2024 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, March 14, 2024, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
 - a. Motion – Approval of Minutes dated February 8, 2024.
4. Action Items
 - a. Conditional Use Permit Request for Tyler Larkin for an oversized structure totaling 3,087 sq ft located at 6690 W 5100 S
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - b. Conditional Use Permit Request for Bryce Wilcox for an oversized structure totaling 3,200 sq ft located at 4152 S 5350 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - c. Reviewing and updating the Ordinance 10-5-4 Zoning Amendment Process.
 - 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. Discussion - Annual Review on General Plan
5. Strategies Review & Discussion
 - a. **Strategy No. 39:** Require adequate transportation to be built to support new housing and enhance street connectivity.
 - b. **Strategy No. 41:** Encourage commercial/industrial development that is compatible with the rural atmosphere and that will not have an adverse impact on surrounding properties and land uses.
 - c. **Strategy No. 42:** Adopt development standards for signage, landscaping, street improvements, and city entryways that promote and protect the city's rural character.
 - d. **Strategy No. 43:** Update Hooper's zoning ordinances to support the future land use map.
 - e. **Strategy No. 44:** Implement land use regulations that protect vegetation in buffer areas between developed areas and sensitive wetlands and waterways.
 - f. **Strategy No. 45:** Investigate an appropriate buffer distance for development around wetlands, rivers, streams, etc.
6. 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.)*
7. Adjournment

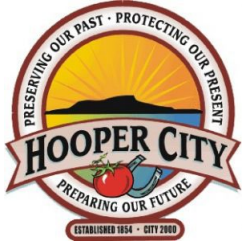
Morghan Yeoman

Morghan Yeoman, City Recorder

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

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice has been posted at the Hooper City Civic Center; the Utah Public Meeting Notice website; and hoopercity.com on or before March 14, 2024.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, FEBRUARY 8 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on February 8, 2024, 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
Blake Cevering

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Brandon Richards – City Attorney

COMMISSION MEMBERS EXCUSED:

AUDIENCE PRESENT:

Jenny Stanger, Xanthee Saunders, Efrain Perez, Tyler Larkin, Jake Yeoman, Kurt Hancock, Milton Neeley, Dean Saunders, Cheryl Saunders, Dennis Pessetto, Beth Pessetto, Kelly Taylor, Joe Lee Taylor

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 Prince offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated January 11, 2024

**COMMISSIONER CEVERING MOTIONED TO
APPROVE THE MINUTES DATED JANUARY 11, 2024.
COMMISSIONER PRINCE 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 Burney Czupich for an oversized structure totaling 2,400 sq ft located at 5456 W 3750 S

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

Morghan Yeoman, our city recorder gave a presentation. Explained that the structure will be 2,400 sq ft and 23 ft 1 ½ in tall. Explained that the structure will be used for storage.

Jake Yeoman, contractor for Burney Czupich explained that there would be no sewer, gas or electricity. Also explained that the structure will be closer to 22 ft to cut back costs.

- 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 BURNEY
CZUPICH FOR AN OVERSIZED STRUCTURE
TOTALING 2,400 SQ FT LOCATED AT 5456 W 3750 S.**

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. Conditional Use Permit Request for Xanthee Saunders for a Preschool located at 6854 W 4700 S.

Xanthee explained more about her preschool. Xanthee talks about the age groups (3-5 yrs old) and will have four different class times. She is not registered with the state yet, because she was wanting to see if she would get accepted with the city. The business will be separate from the garage and a bathroom will be added. Xanthee also states that she has worked in childcare/education for a few years and has a degree in childhood education.

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR XANTHEE SAUNDERS FOR A PRESCHOOL LOCATED AT 6854 W 4700 S AND TO BE IN COMPLIANCE WITH THE STATE AND LOCAL CODE REQUIREMENTS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- c. Discussion – Owner occupancy requirements with Accessory Dwelling Units and primary residents.

Commissioner Prince explained that we had made some changes to the ADU ordinance in Title X in May 2023. Commissioner Prince would like to clarify the wording more and get it placed in both the definitions and in 10-2B-6, section H.

d. Discussion- 10-5-4 Zoning Ordinance Amendments

The commissioners discuss the handout that was given in the packet. They discussed what changes that would like to have made and what can stay the same. Commissioner Simpson discusses that she would like to see residential and commercial separate from each other.

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.)

Amanda Prince, planning commissioner, talks more about the trainings that are required for them to take. Also discusses the possibilities of meeting twice a month to meet the state code requirements.

6. Adjournment

**AT APPROXIMATELY 8:04 PM, COMMISSIONER GREENER
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER
WIDDISON 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: \$ 23.00
Fee: \$200.00
Date Submitted 1/24/24

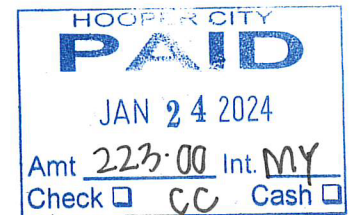
Conditional Use Permit: Oversized Structure

Print Applicant Name: Tyler Larkin
Address: 6690 W. 5100 S. Hooper, UT 84315
Phone #: [REDACTED]
Day Time Phone #: [REDACTED] Email: [REDACTED]

☐ **Provide site plan drawings including all of the following:** (Site plan must be to scale).

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

Total Sq. footage of Structure: Existing structure: 1800 sq-ft
Silage pit: 1287 sq-ft Total: 3087 sq-ft
Height of Structure: 16' 2 3/4"



- ☐ What will the structure be used for? Warehouse, Store tools and supplies
- ☐ 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: No. Agriculture business

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

Please address these issues on the back of this application.

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

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

Signature: [Signature] Date: Jan 24, 2024

Planning Commission Chairman

Approval Date:

Disapproval Date:

Comments/Conditions:

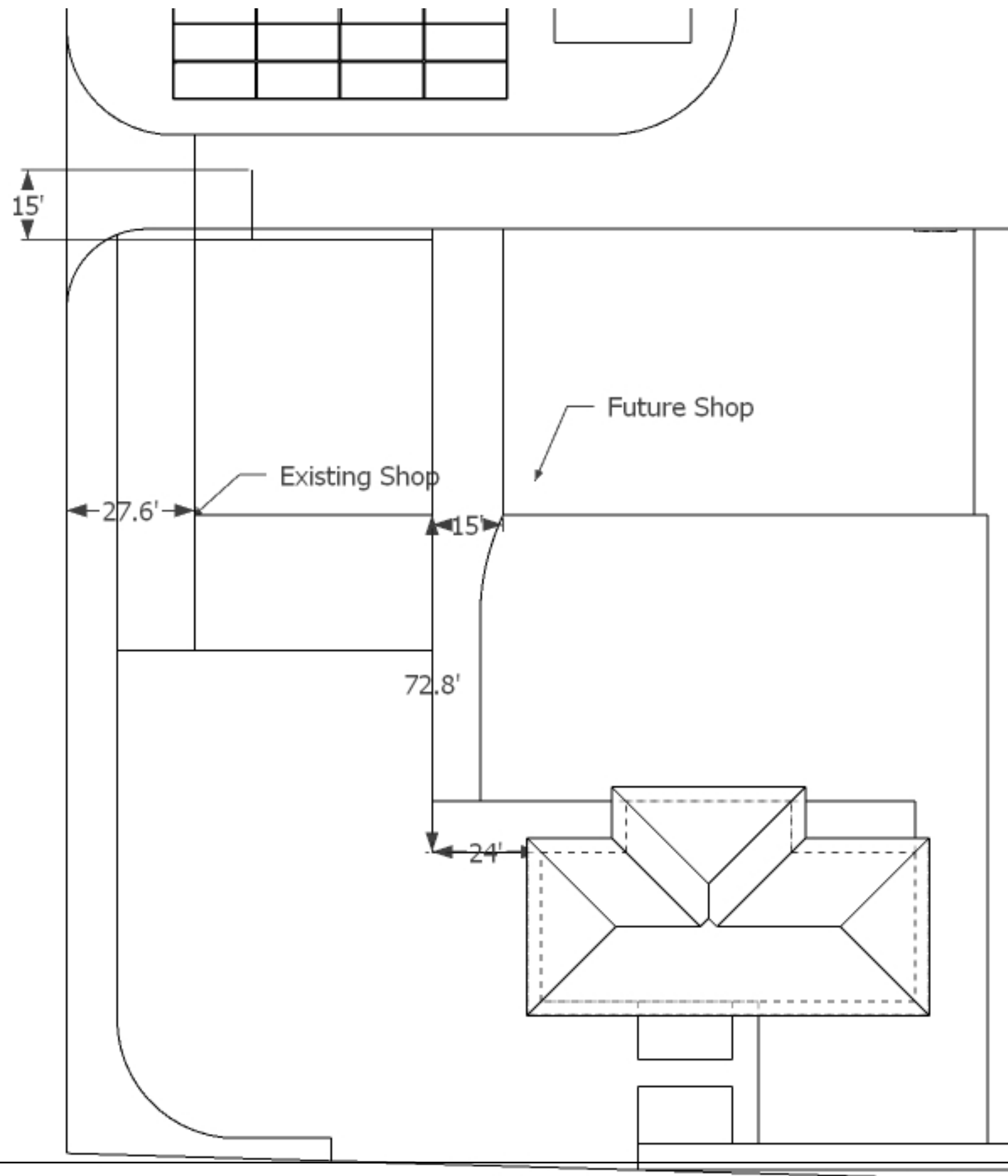
Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

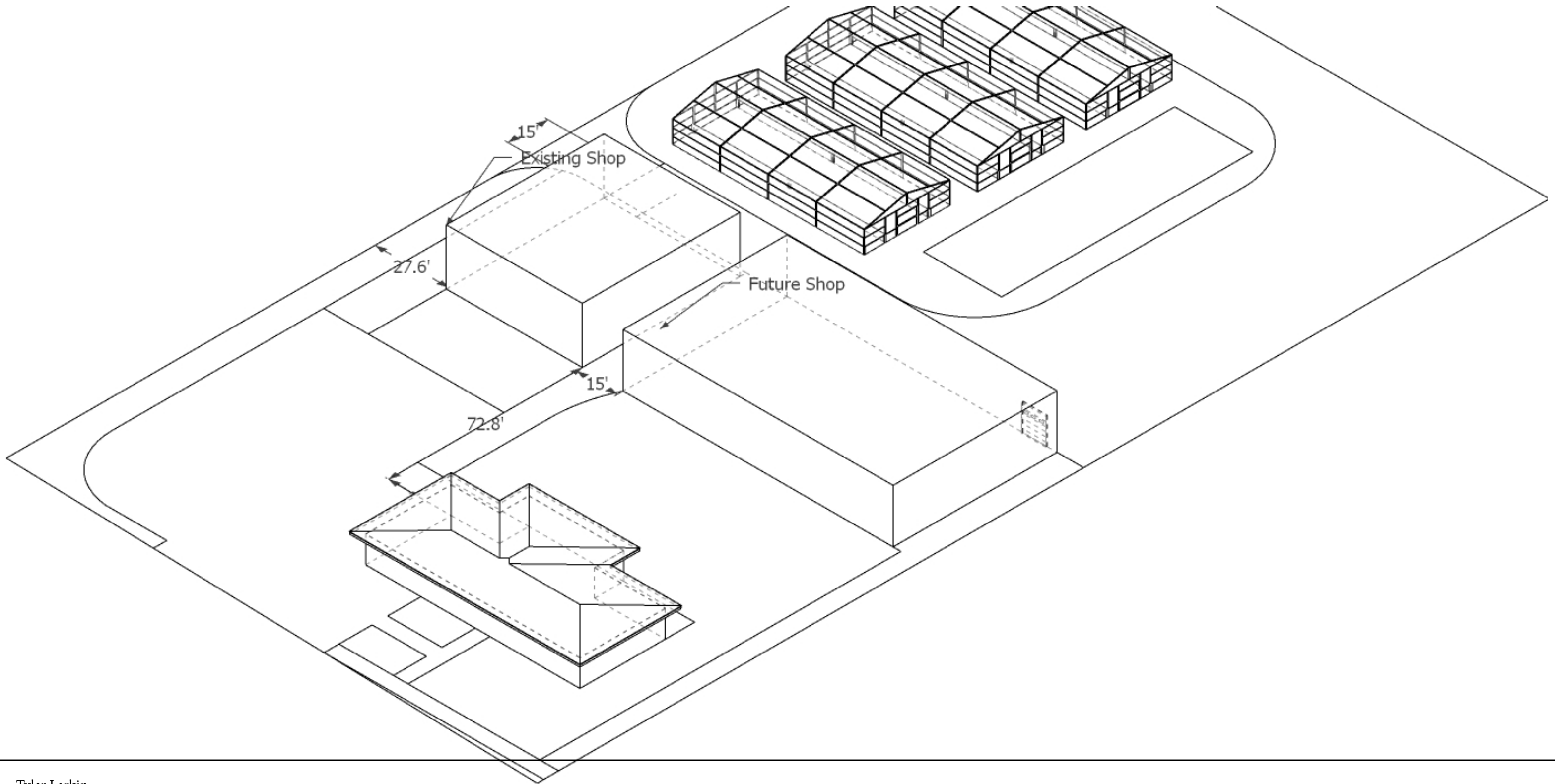
Tyler Larkin

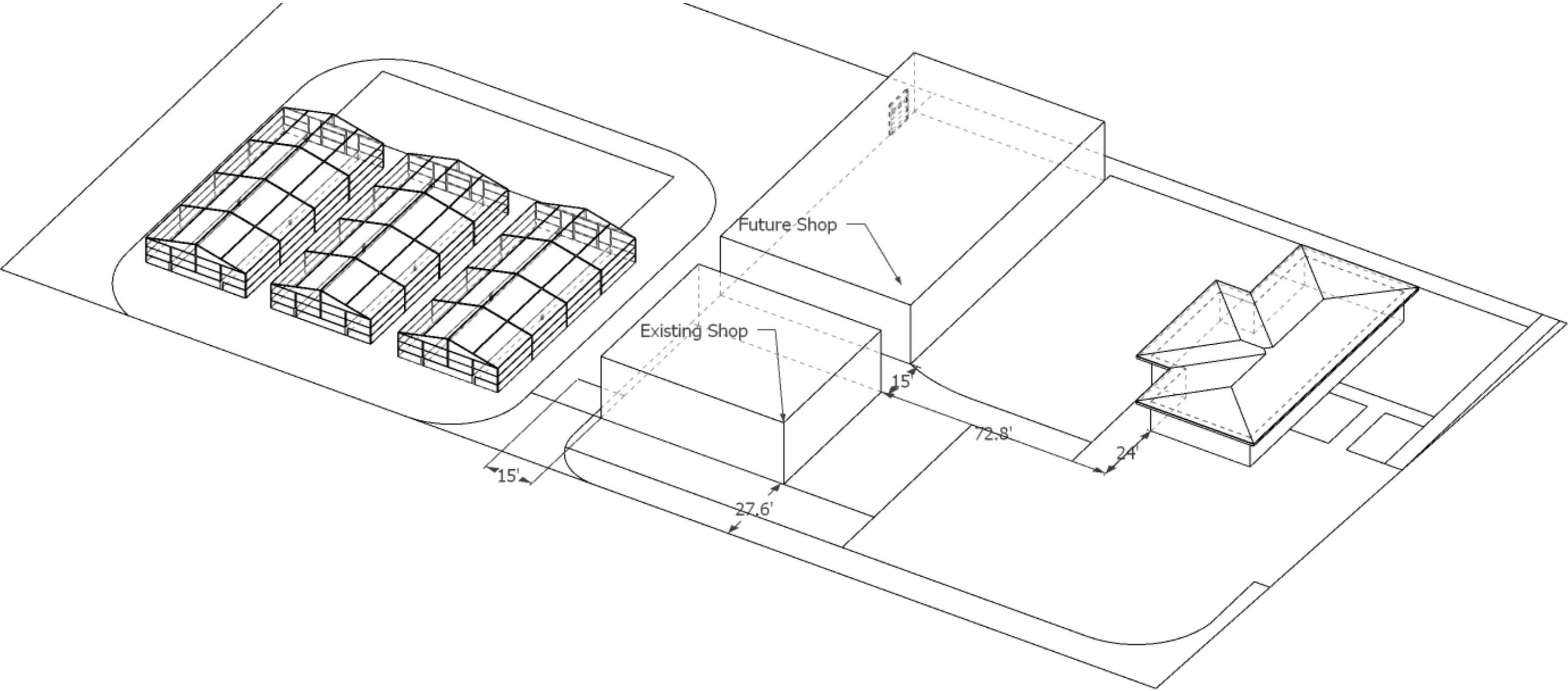
Address: 6690 W 5100 S, Hooper, UT

Permit Number: plan24-012

Shop extension

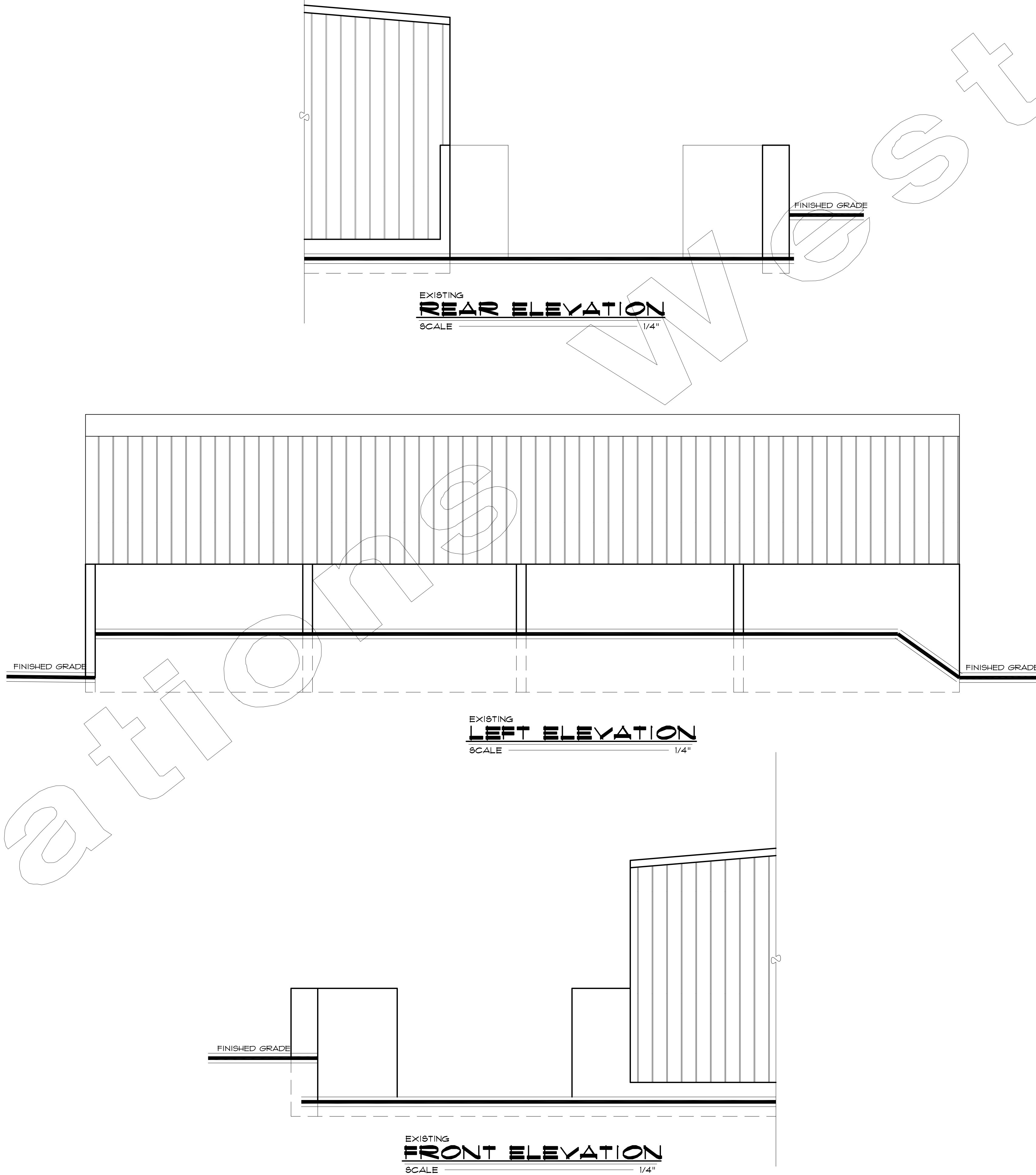




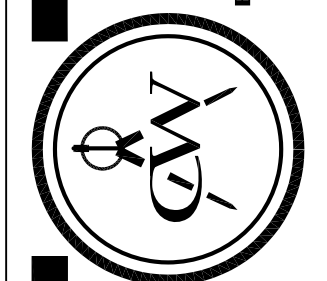
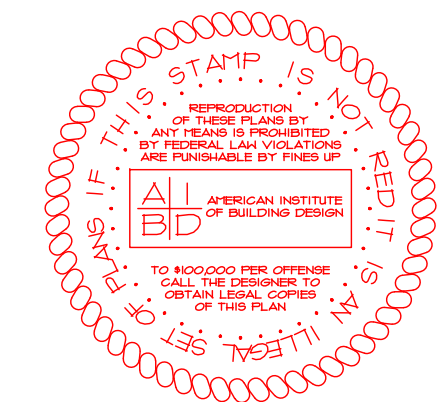


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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.



NOTE:
VERIFY ALL DIMENSIONS ON SITE



CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM

1424 Legend Hills Dr.
Suite # 120
Clearfield, Utah 84015
801.525.6700

South Jordan
Utah 84091
801.525.6700

Ammon
Idaho 83406
208.525.9555

PLANNED FOR:
LARKIN TYLER
CREATIONS WEST
66940 W 500 S
HOOPER, UTAH

DATE:
JAN. 23 24

SHEET:
1

PLAN NUMBER
AR-1287-24UE

ATTIC VENTILATION NOTES:
The net free ventilation area shall not be less than 1/300th, given that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:
Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of any and all materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process. Exterior wall finishes must be listed, labeled, and installed per manufacturer's installation and instruction guide. All installers must be approved by the manufacturer.

EXCAVATION NOTES:
All footings shall bear on natural, undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (Verify local frost depth). The grade adjacent to all foundation walls shall slope a MINIMUM of 6 inches within the first 10 feet (5%). R4013 Landings, ramps, patios, porches or decks, are required to be level or can have a MAXIMUM slope of 1/4" per foot for drainage away from walls. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

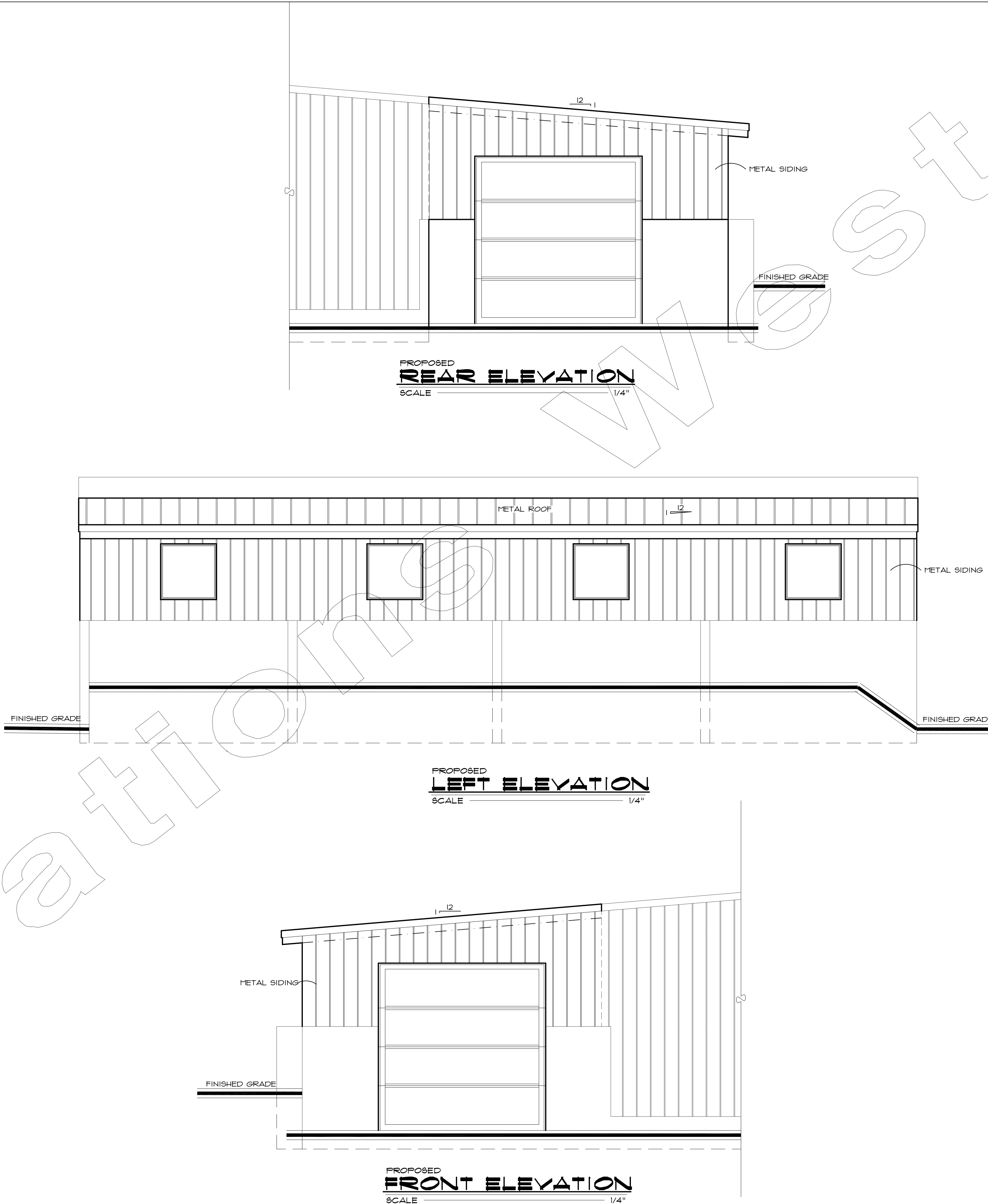
VALIDITY OF PERMIT:
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

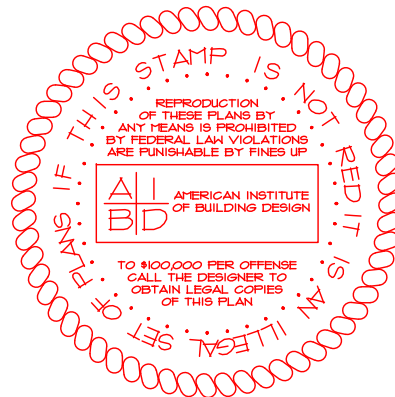
WINDOWS NOTES:
Bedroom windows to have a finished clear opening height MAXIMUM of 44" from floor.
Windows to have 20" MINIMUM clear width and 24" MINIMUM clear height.
Bedroom windows to be a MINIMUM of 5.7 sq. ft. clear opening for egress.
Windows to be sized at 1/10th of the sq. ft. for glass size lighting requirements and 1/20th of the sq. ft. for ventilation requirements.
Windows within 18" of the floor to be tempered glass.

NOTE:
BEAMS ON ELEVATIONS WERE DESIGNED BEFORE ENGINEERING AND ARE SHOWN @ 12" IN SIZE.

SEE FRAMING PAGES FOR ENGINEERING CALL OUTS FOR ACTUAL BEAM SIZES



NOTE:
VERIFY ALL DIMENSIONS ON SITE



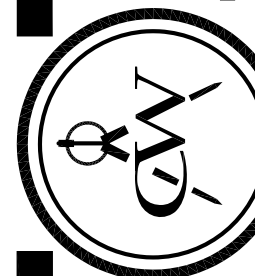
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PLANNED FOR:
LARKIN, TYLER
6690 COUNTRY LANE
HOOPER, UTAH 84401

Ammon
1424 Legend Hills Dr., Suite # 120
Clearfield, Utah 84015
801.525.6700
plans@creationswest.com

CREATIONS WEST
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WWW.CREATIONSWEST.COM



DATE:
JAN. 23 24

SHEET:
3

PLAN NUMBER
AR-1287-24UE

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

GENERAL NOTE KEY:

ONLY APPLICABLE IF CIRCLE NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer # 4 switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 60 CFM run exhaust duct to the outside, # Provide 30" min. width for the water closet and 24" clear in front
4. Temp. wall and door
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. Uter ground
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door
9. N/A
10. Enclosed usable space under stairways shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board

ENERGY NOTES:

IECC R402.2.4: The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

All exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 15 inches lower than the top of the threshold. If the door is not a rag, exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "X" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "X" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R502.5

Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R502.6

Fire blocking at stud cavities that are greater than 8'-0".

Need to fire block all flues, chases and dropped ceilings.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.13 of the 2021 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R512.1

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30" in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathroom water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be operable. If no windows, a mechanical ventilation system shall be reqd. The min. ventilation rates shall be 50 cfm, for continuous ventilation.

Showers & tubs shall have temperature-limiting device complying with IRC P2108.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R501

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point. In the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004.8)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

APPLIANCES IN ATTICS:

Attic containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. H1505.13

CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. H141.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or sumpage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. H141.3

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. H1502.4.4

BACKWATER VALVE:

Backwater valve required

HTTS WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)

HTTS WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)

HTTS WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY

HTTS WITH 5/8" Ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY

3,000 PSI CONCRETE				FOUNDATION SCHEDULE				60,000 PSI STEEL			
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REIN.	HORIZONTAL WALL REIN.	MIN. WALL FOOTING SIZE AND REIN.	NOTES	MIN. J-BOLTS, UNO, SEE PLAN	MIN. 7" EMBEDMENT	MIN. J-BOLTS, UNO, SEE PLAN	MIN. 7" EMBEDMENT	MIN. J-BOLTS, UNO, SEE PLAN
2'-0" TO 4'-0"	NONE	8"	4"	32" O.C.	4"	14" O.C.	SEE PLAN	SEE NOTE #4 BELOW	3/4" X 10" @ 32" O.C.	SEE NOTE #4 BELOW	3/4" X 10" @ 32" O.C.
4'-0" TO 6'-0"	NONE	8"	4"	14" O.C.	4"	12" O.C.	38"	14" X 4" X CONT.	SEE NOTE #4 BELOW	3/4" X 10" @ 32" O.C.	SEE NOTE #4 BELOW
6'-0" TO 8'-0"	NONE	8"	4"	14" O.C.	4"	12" O.C.	42"	14" X 4" X CONT.	SEE NOTE #4 BELOW	3/4" X 10" @ 32" O.C.	SEE NOTE #4 BELOW
8'-0" TO 10'-0"	NONE	8"	4"	12" O.C.	4"	12" O.C.	48"	14" X 4" X CONT. 4" TRANSVERSE	SEE NOTE #4 BELOW	3/4" X 10" @ 32" O.C.	SEE NOTE #4 BELOW
10'-0" TO 12'-0"	FLOOR	8"	4"	24" O.C.	4"	18" O.C.	SEE PLAN	SEE PLAN	3/4" X 10" @ 32" O.C.	SEE PLAN	3/4" X 10" @ 32" O.C.
12'-0" TO 14'-0"	FLOOR	8"	4"	18" O.C.	4"	18" O.C.	SEE PLAN	SEE PLAN	3/4" X 10" @ 32" O.C.	SEE PLAN	3/4" X 10" @ 32" O.C.
14'-0" TO 16'-0"	FLOOR	8"	4"	12" O.C.	4"	12" O.C.	24"	13" X 4" X CONT.	USE MIN F-34 FOOTING	3/4" X 10" @ 24" O.C.	USE MIN F-34 FOOTING
16'-0" TO 18'-0"	FLOOR	8"	4"	8" O.C.	4"	12" O.C.	30"	13" X 4" X CONT.	USE MIN F-30 FOOTING	3/4" X 10" @ 24" O.C.	USE MIN F-30 FOOTING
18'-0" TO 20'-0"	FLOOR	8"	4"	4" O.C.	4"	12" O.C.	36"	14" X 4" X CONT.	USE MIN F-30 FOOTING	3/4" X 10" @ 24" O.C.	USE MIN F-30 FOOTING
20'-0" TO 22'-0"	REQ. ENGR.	-	-	-	-	-	-	-	CONTACT YORK ENGR.	REQUIRES ENGR.	CONTACT YORK ENGR.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL UNO, SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X 1/2" WASHERS ON J-BOLTS. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-0" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
A. 4'-0" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE BILL PL. USE 8" FOR DBL BILL PL.
6. ATTACH BILL PLATE TO FLOOR JOISTS/BLOCKING BY 4x4 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 10'-0" TO 20'-0" FOUNDATION WALLS.

HOLD-DOWN SCHEDULE			
MIN. BOLT SIZE			
HOLD-DOWN	MIN. POST SIZE (FULL HT. KING POST)	STEM WALL	SLAB ON GRADE
L8THD8/L8THD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
8THD10/8THD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
8THD14/8THD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTTS OR HDUB W/FAB5
HTTS AND HDUB	4X4 OR (2) 2X4	8B5/8X24	FAB5
HDUB	4X6 OR (2) 2X6	8B7/8X24	8STB28
HDUII	6X6	8B1X30 OR FAB8 (SEE PLAN)	8B1X30 OR FAB8 (SEE PLAN)
HDUI4	6X6	8B1X30 OR FAB8 (SEE PLAN)	8B1X30 OR FAB8 (SEE PLAN)

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE + SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

NOTE: VERIFY ALL DIMENSIONS ON SITE

NOTE: 13'-5 1/2" PLATE HEIGHT TYP. 2X6 EXTERIOR WALLS (5 1/2")

PROPOSED
MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"
1281 SQ. FT. MAIN LEVEL

PLANNED FOR:
LARKIN TYLER

Ammon
Idaho 83406

South Jordan
Utah 84091

1424 Legend Hills Dr.
Suite # 120

Clearfield, Utah 84015

801.525.6700

plans@creationswest.com

CREATIONS WEST

EVEN THE BEST DREAMS NEED A PLAN

WWW.CREATIONSWEST.COM

DATE:
JAN. 23 24

SHEET:
4

PLAN NUMBER
AR-1287-24UE

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

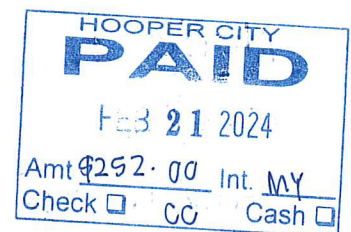
Mailings \$52.
Fee: \$200.00
Date Submitted 02-21-24

Conditional Use Permit: Oversized Structure

Print Applicant Name: Bryce Wilcox
Address: 4152 S. 5350 W.
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: 3200 Sq. ft. - 40' x 80' x 10'
Height of Structure: 24' 6"



- ☐ What will the structure be used for? STORAGE
- ☐ Will any plumbing be installed in the structure? Yes ☐ No ☒ - Will be stubbed in for future
- ☐ Will any electricity be installed in the structure? Yes ☐ No ☒ - Will be stubbed in for future
- ☐ 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: Bryce Wilcox Date: 2/21/2024

Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

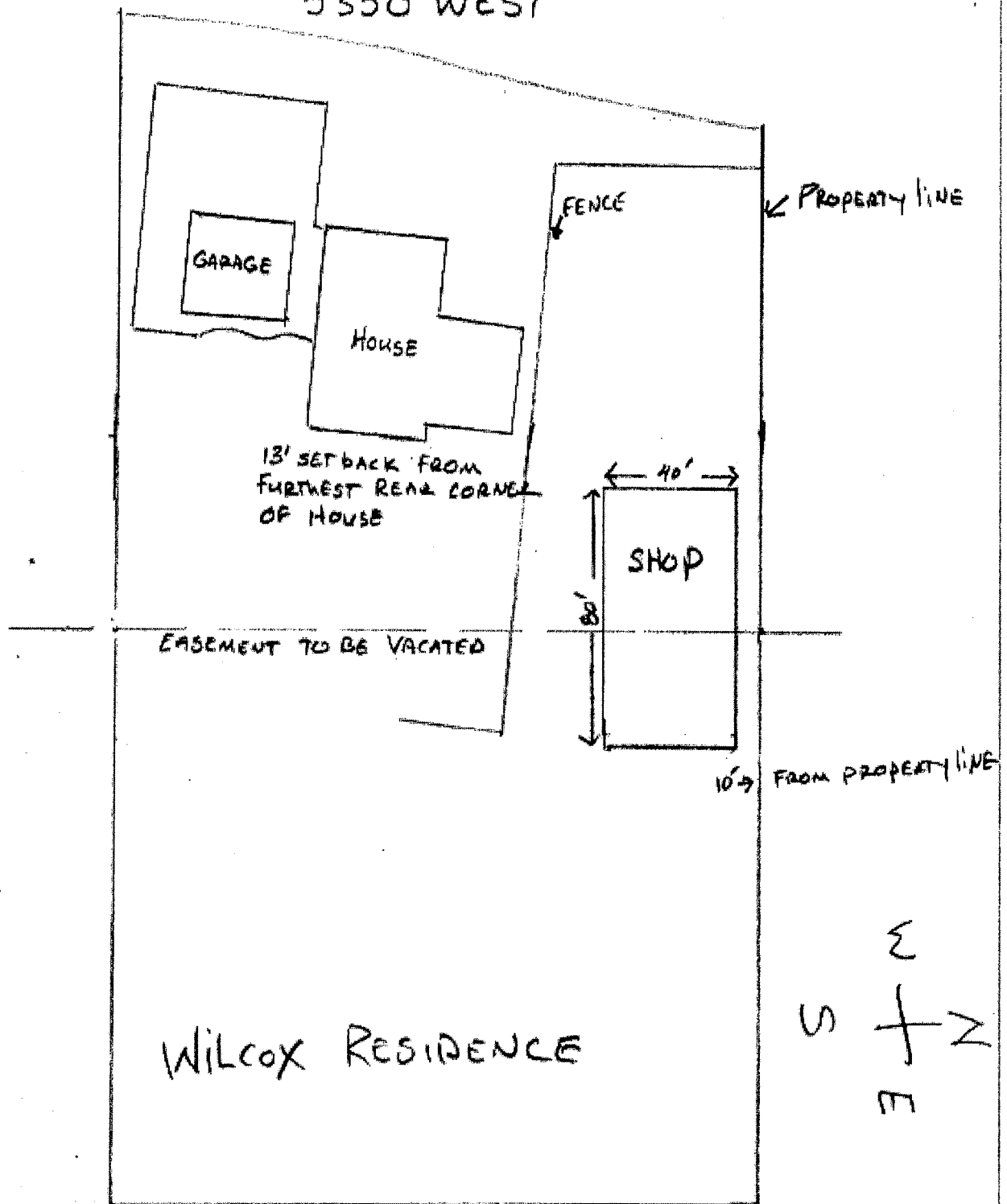
Comments/Conditions: _____

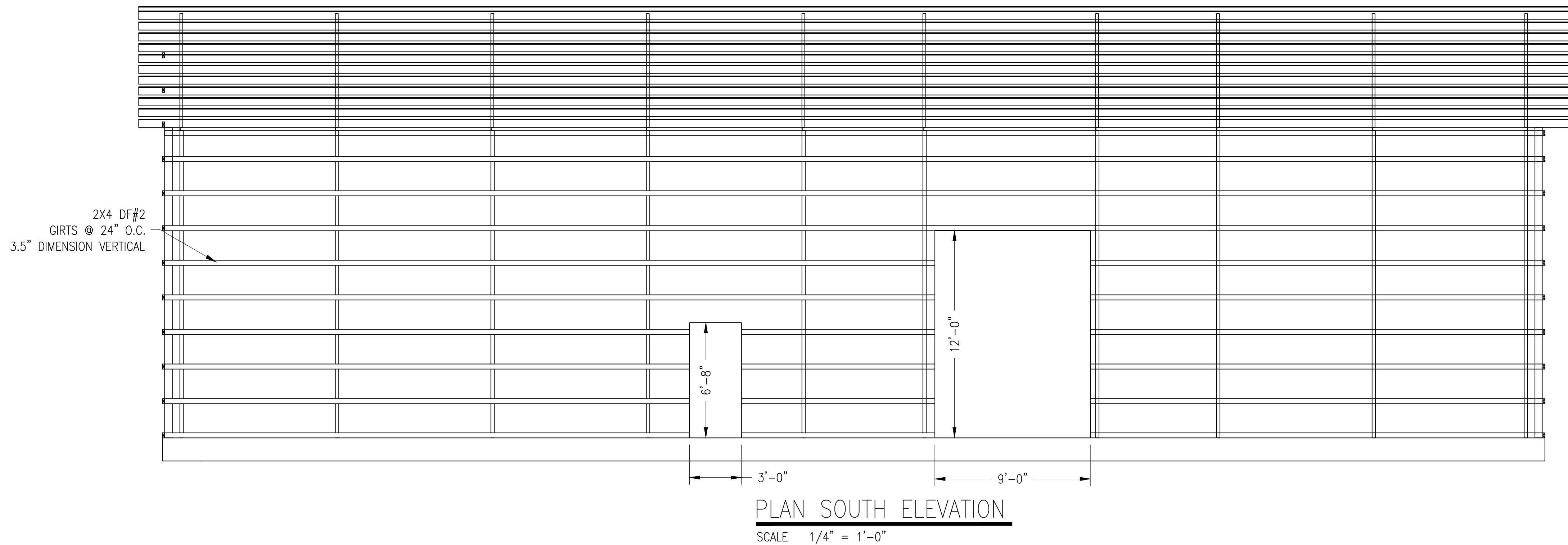
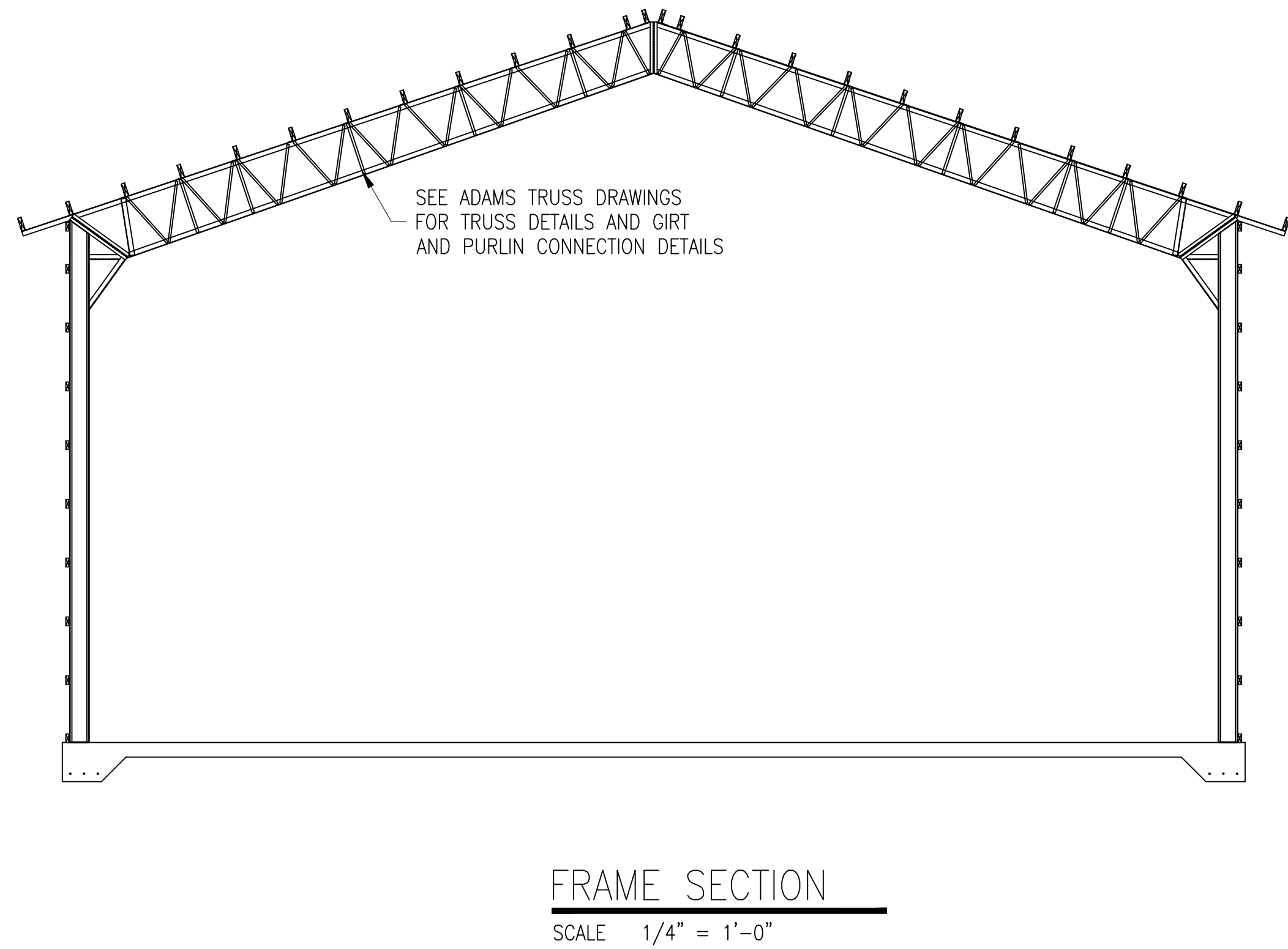
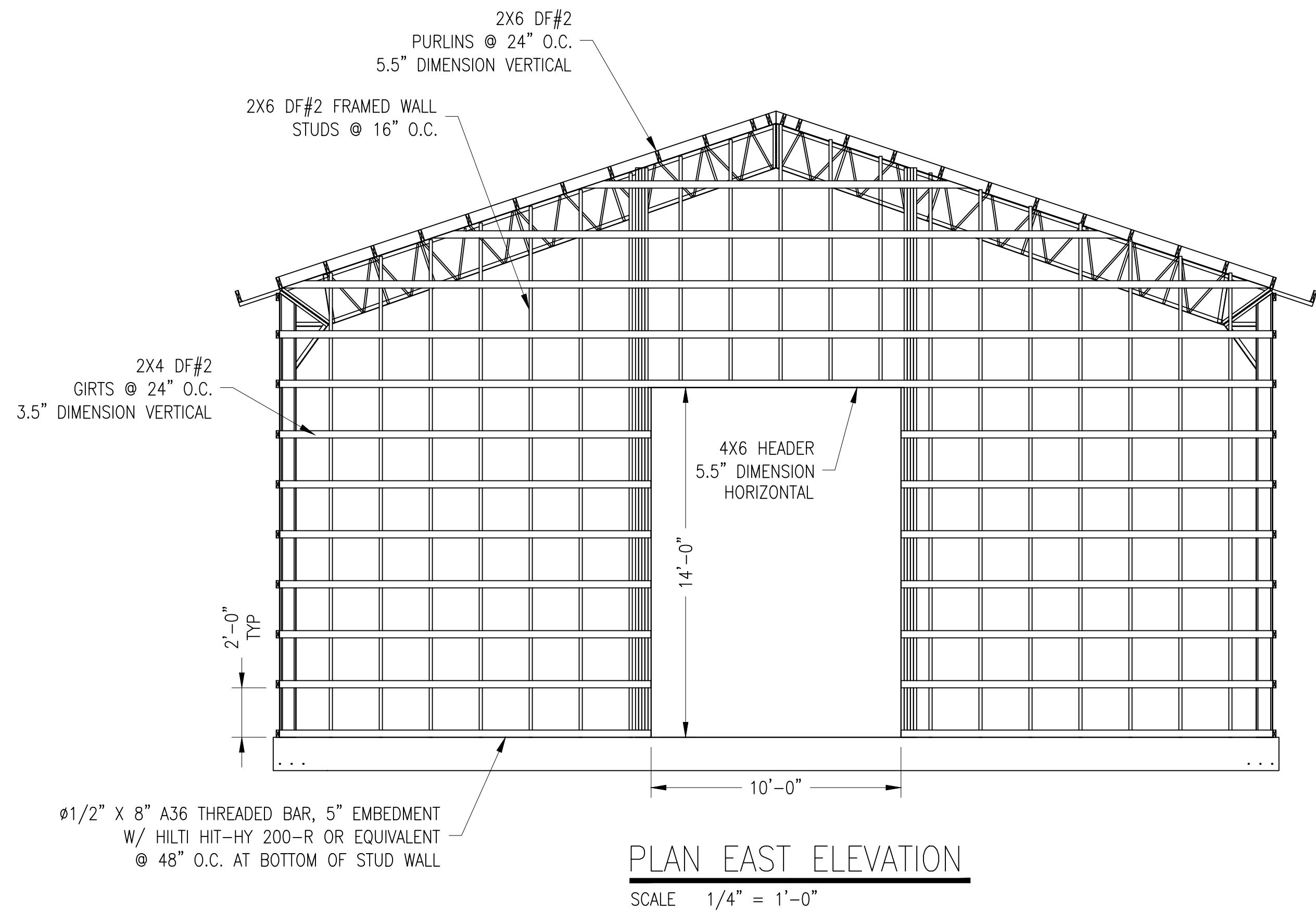
Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

TRAFFIC PROBLEMS - NONE
FENCING - 3-RAIL VINYL FENCE will be installed at project completion
BUSINESS OPERATION - NONE
SAFETY ISSUES - NONE
POLLUTION - NONE
USE OF STRUCTURE - STORAGE, CARS, EQUIPMENT
NOISE - NONE
ODORS - NONE
EASEMENTS - VACATE OF EASEMENT LETTER PROVIDED
PARKING - GRAVEL
DESIGN - SEE PLANS

AT A FUTURE TIME THE FRONT SECTION OF STRUCTURE WILL BE USED AS AN ADD. WHEN THAT TIME ARRIVES I WILL APPLY FOR THE PROPER PERMITS.

5350 WEST





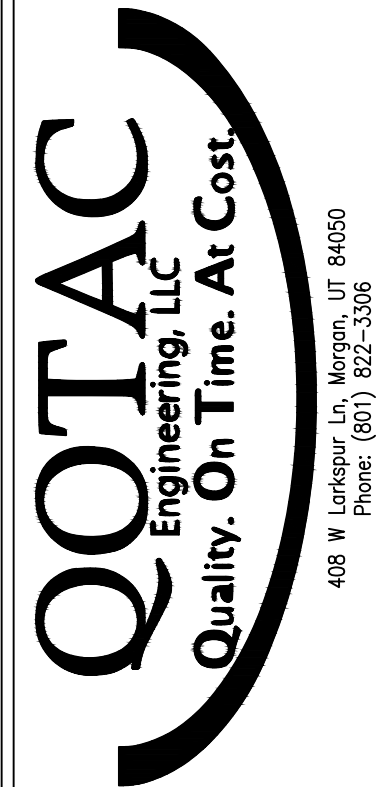
THE INFORMATION CONTAINED IN THIS DRAWING IS INTENDED SOLELY FOR THE PROJECT LISTED AND MAY NOT BE REPRODUCED, ALTERED, OR OTHERWISE USED WITHOUT EXPRESS WRITTEN CONSENT FROM QOTAC ENGINEERING, LLC

DRAWER
J. WELKER

DESIGNER

CHECKER

NO.	DESCRIPTION	DATE	REVISIONS		
			NO.	DESCRIPTION	DATE
A	SUBMIT FOR APPROVAL	12/1/2023Y			



WILCOX SHOP
40' X 80'
4152 SOUTH 5350 WEST
HOOPER, UT 84315

SECTIONS AND ELEVATIONS

PROJECT NO.
23047

DATE
12/1/2023

DRAWING NO.
S3.1



Hooper Irrigation Company

PO Box 184
5375 s 5500 w
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
Email: hooperirrigationco@msn.com

February 28, 2024

Hooper City
5580 West 4600 South
Hooper, Utah 84315

RE: Easement Release –Lucin Subdivision, Parcel #08-044-0007

There is a utility easement which runs on the east and west borders of the Ronald Bryce & Lori Jo Residence located at 4152 S 5350 W in Hooper Utah. Hooper Irrigation Company has no intent to utilize the east easement in any way and would allow release of any restrictions previously placed on this easement. The west easement contains a secondary pressurized water line and should not be released.

For questions, please call Hooper Irrigation Company at (801)985-8429.

Sincerely,

Michelle Pinkston
Board Secretary
Hooper Irrigation Co.



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668**

March 5, 2024

Hooper City
5580 W. 4600 S.
Hooper, Utah 84315

To Whom It May Concern:

This letter is to inform you that Taylor West Weber Water Improvement District does not use a utility easement on the property parcel known as # 080440007. The parcel address is 4152 S. 5350 W. We do not have any plans to use this easement in the future. Therefore, we will allow for an encroachment or vacation of the rear easement on the said property.

Sincerely,

Ryan Rogers – Manager
Taylor West Weber Water Improvement District



December 15, 2023

Bryce Wilcox
4152 S 5350 W
Hooper, UT 84315

Dear Bryce,

As you requested, Rocky Mountain Power ("Company") hereby consents to an encroachment upon a Public Utility Easement within Lot 7 of Lucin Subdivision located in Weber County, state of Utah, as more particularly described:

A Public Utility Easement (PUE) along the center of North and South property lines of lot 7 of Lucin Subdivision.

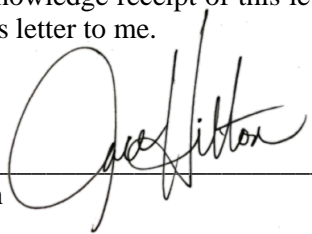
However, this consent does not waive or relinquish any right necessary to the operation, maintenance, renewal, construction, repair, or removal of Company lines, conduit, or other power facilities, which are or may be located on said easement. Also, all clearances must be maintained from Company lines.

As consideration for Company granting you permission to encroach upon said easement, by signing below you agree to hold Company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. Company shall not be responsible for any damages to structures or property located on said easement.

To the fullest extent permitted by law, by signing below, you waive any right you may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. By signing below, you waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Please acknowledge receipt of this letter and your consent to the aforementioned terms by returning an executed copy of this letter to me.

Sincerely,



Jace Hilton
Estimator

Consented to this 28 day of December, 2023

Bryce Wilcox

Property owner

10-5-4 Zoning Ordinance Amendments

A. *Process for Changing Zoning and/or The Future Land Use Map portion of the General Plan in a Residential Zone:*

- 1- Proposals for changing property zoning shall be initiated by the Property Owner by submitting an application and fees, as set forth in HCC 10-5A, to the City office on forms provided by the City.
- 2- All proposed changes in zoning shall first come before the Planning Commission for consideration and a recommendation of approval or denial to the City Council.
 - a. If the proposed change in Zoning differs from the Future Land Use, the Planning Commission shall make a recommendation to the City Council as to whether or not the Future Land Use Map portion of the General Plan shall be opened for the proposed amendment. The Planning Commission recommendation will be submitted to be considered by the City Council on their next available meeting.
 - i. If accepted, the City Council will open, modify, and close the Future Land Use Map portion of the General Plan in the same meeting.
 - ii. If the petition is denied by the City Council, the landowner may again apply for change no sooner than twelve months from their original Planning Commission meeting.
- 3- The City Council shall apply the standards listed in paragraph D and the required findings listed in paragraph E to review the zoning amendment.
- 4- If the City Council approves a zoning map amendment pursuant to a request from a property owner, the City Council shall not subsequently reverse its action or otherwise change the zoning classification for a period of at least 3 years.

B. *Process for Changing Zoning and/or The Future Land Use Map portion of the General Plan in a Commercial Zone:*

- 1- Proposals for changing property zoning shall be initiated by the Property Owner by submitting an application and fees, as set forth in HCC 10-5A, to the City office on forms provided by the City.
- 2- All proposed changes in zoning shall first come before the Planning Commission for consideration and a recommendation of approval or denial to the City Council.
 - a. If the proposed change in Zoning differs from the Future Land Use, the Planning Commission shall make a recommendation to the City Council as to whether or not the Future Land Use Map portion of the General Plan shall be opened for the proposed amendment. The commercial zone *may be* flexible pertaining to the proposed commercial development area. Amendments to the commercial zone *may* allow amendments to adjacent residential development if proposed as one

project. The Planning Commission recommendation will be submitted to be considered by the City Council on their next available meeting.

- i. If accepted, the City Council will open, modify, and close the Future Land Use Map portion of the General Plan in the same meeting.
 - ii. If the petition is denied by the City Council, the landowner may again apply for change no sooner than twelve months from their original Planning Commission meeting.
- 3- The City Council shall apply the standards listed in paragraph D and the required findings listed in paragraph E to review the zoning amendment.
- 4- If the City Council approves a zoning map amendment pursuant to a request from a property owner, the City Council shall not subsequently reverse its action or otherwise change the zoning classification for a period of at least 3 years.

C. *Process for Changing Zoning and/or General Plan in Any Zone Initiated by the City Council:*

- 1- For the general health, safety, welfare of the public, or to comply with State Law, the City Council reserves the right to open and make changes to the General Plan and/or Future Land Use Map portion of the General Plan, following the same procedural process as outlined above in HCC 10-5-4 (A)(2) and HCC 10-5-4 (B)(2)

D. *Standards: For zoning ordinance map amendments, the subject property(ies) must meet the minimum dimensional standards of the proposed base zone otherwise, the property(ies) shall not be eligible for rezone.*

E. *Required Findings: Upon recommendation from the Commission, the City Council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an amendment to the zoning, the City Council shall make the following findings:*

- 1- The zoning amendment complies with the General Plan;
- 2- The zoning amendment complies with the regulations outlined for the proposed base zone, specifically the purpose statement;
- 3- The zoning amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 4- The zoning amendment shall not result in an adverse impact upon the delivery of services by any service provider providing public services within the city including, but not limited to school districts, fire districts, water or sewer districts, or utilities.

Strategy Review

Regulatory	Transportation, Housing	39: Require adequate transportation to be built to support new housing and enhance street connectivity.	Planning Commission, City Council	Short-term	\$	Municipal ordinances.	Utah Street Connectivity Guide
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Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools	
Regulatory	Land Use	41: Encourage commercial/industrial development that is compatible with the rural atmosphere and that will not have an adverse impact on surrounding properties and land uses. ·Adopt design standards to guide commercial development in the future center, including requirements for parking to be located in the rear of buildings, pedestrian oriented signage, landscaping requirements, sidewalk-facing primary entrances, and transparency (window) requirements	Planning Commission, Staff, City Council	Long-term	\$	Municipal ordinances.	Example of Commercial Design Guidelines in a small-town: Lindon, Utah	
Regulatory	Land Use	42: Adopt development standards for signage, landscaping, street improvements, and city entryways that promote and protect the city's rural character.	Planning Commission, Staff, City Council	Long-term	\$	Municipal ordinances.	Design Standards Code example from Clearfield, Utah:	
Regulatory	Land Use	43: Update Hooper's zoning ordinances to support the future land use map.	Planning Commission, Staff, City Council	Long-term	\$	Zoning Map. Municipal ordinances.	Hooper City Municipal Code	
Regulatory	Land Use	44: Implement land use regulations that protect vegetation in buffer areas between developed areas and sensitive wetlands and waterways.	Planning Commission	Long-term	\$	Municipal ordinances.	Jordan River Commission: Example Riparian Protection Ordinances	
Regulatory	Land Use, Open Space	45: Investigate an appropriate buffer distance for development around wetlands, rivers, streams, and other natural water features designated by the National Wetlands Inventory and the National Hydrography Database. With an established buffer, adopt an ordinance requiring additional studies before development as well as structural standards with development.	Planning Commission, Staff, City Council	Long-term	\$	Municipal ordinances.	Example Ordinance: Wetlands and Lakes in Lower Paxton, PA	Example Ordinance: Regulatory Wetlands in Lower Paxton, PA