

HOOPER CITY
PLANNING COMMISSION AGENDA
APRIL 10, 2025, 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, April 10, 2025, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00pm

1. Discussion on Agenda Items
2. Discussion on Oversized and ADU square footage - Malcolm Jenkins

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Commissioner Cevering
 - b. Reverence – Commissioner Widdison
3. Consent Items
 - a. Motion – Approval of Minutes dated December 12, 2024
 - b. Motion - Approval of Minutes dated March 13, 2025
4. Action Items
 - a. Conditional Use Permit Request for Bryce Clark for an oversized structure totaling 1,730 sq ft located at 4790 S 5500 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - b. Rezone Request for Terrastrada LLC located approximately at 5500 S 4700 W. The Request is for Rezoning of Property from Low Density Residential to Commercial (C2) and Residential Mixed Use Planned Unit Residential.
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

**Please see notes regarding public comments and public hearings*

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 10th day of April, 2025 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 PUBLIC HEARINGS**

- A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings.
 - a. When a member of the audience addresses the council, they will come to the podium and state their name.
 - 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.

***CONFLICT OF INTEREST**

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, DECEMBER 12, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:00pm and their regular meeting at 7pm on December 12, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Amanda Prince- Chair
Sheldon Greener
Bryce Widdison
Blake Cevering

COMMISSION MEMBERS EXCUSED:

Jessica Smith

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
Brandon Richards – City Attorney
Lietenant Lavelly- Weber County Sheriff

AUDIENCE PRESENT:

See attached list

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed and the Planning Commission policy and procedures that Amanda Prince brought was read out loud by Amanda Prince.

7:00PM REGULAR MEETING

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated November 14, 2024
No changes.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 14, 2024, WITH NO CHANGES. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:

PRINCE

WIDDISON

CEVERING

MOTION PASSED.

VOTE:

AYE

AYE

AYE

4. Action Items

- a. Conditional Use Permit Request for JayDee and Angie Morrell for an oversized structure totaling 2,158 sq. ft. and an accessory dwelling unit totaling 953 sq. ft. located at 5183 S. 4950 W.

Malcolm Jenkins, the city planner, explained the plans without a screen presentation due to technical problems. Malcolm explained to the Planning Commission that they could find the plans and pictures in their packets.

Planning Commissioner Amanda Prince requested that they fill out the updated Conditional Use Permit and fill out the Additional Dwelling Unit form as well.

The Planning Commission and the City Planner discussed the plans for JayDee and Angie Morrell.

Angie Morrell- Hooper Resident

Explained their plans and answered any questions the Planning Commission had. Angie clarified there will be no business conducted out of structure.

Angie is working with Weber-Morgan Health with the septic system. Total sq. ft. on the structure is 2,158

No Public Comment.

COMMISSIONER WIDDISON MOTIONED TO APPROVED THE CONDITIONAL USE PERMIT REQUEST FOR JAYDEE AND ANGIE MORRELL FOR AN OVERSIZED STRUCTURE TOTALING 2,158 SQ. FT. AND AN ACCESSORY DWELLING UNIT TOTALING 953 SQ. FT. WITH A HEIGHT OF 18 FT. LOCATED AT 5183 S 4950 W. WITH CONDITIONS THAT THE APPLICATIONS FOR THE ADDITIONAL DWELLING UNIT AND CONDITIONAL USE PERMIT BE UPDATED TO THE NEWEST FORMS.

COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:

PRINCE

WIDDISON

CEVERING

MOTION PASSED.

VOTE:

AYE

AYE

AYE

- b. Conditional Use Permit Request for Brandon Miles for an oversized structure totaling 2,800 sq. ft. and an accessory dwelling unit totaling 456 sq. ft. located at 5453 W 4550 S.

The City Planner Malcolm Jenkins presented the plans with the plans on display for the Planning Commission.

Discussion between Planner Jenkins and Commissioners answering any questions. Commissioner Prince questioned if a kitchenette counted as a kitchen. The city attorney Brandon Richards confirmed that the kitchenette counts as a kitchen.

Brandon Miles - Hooper Resident

Brandon and Planning Commissioners clear up plan details with storage, pool house, access to building, additional dwelling unit and sq. ft. Brandon verified there will be no business conducted out of the structure. Commissioner Prince verified that Brandon Miles would need to fill out both the updated conditional use permit and the additional dwelling unit forms and the max height of entire structure is 24 ft. 10 and 5/8 inches.

No Public Comment.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE
CONDITIONAL USE PERMIT REQUEST FOR BRANDON MILES
FOR AN OVERSIZED STRUCTURE TOTALING 2,800 SQ. FT. AND
AN ADDITIONAL DWELLING UNIT TOTALING 456 SQ. FT.
LOCATED AT 5453 W 4550 S WITH CONDITIONS THAT
BRANDON MILES FILLS OUT THE CORRECT CONDITIONAL
USE PERMIT AND ADDITIONAL DWELLING UNIT FORMS.
COMMISSIONER WIDDISON SECONDED THE MOTION.
VOTING AS FOLLOWS:**

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

MOTION PASSED.

- c. Conditional Use Permit Request for Ken Norman for an oversized structure totaling 2,400 sq. ft. located at 5540 W 3700 S.

The City Planner Malcolm Jenkins presented the plans with the plot map on display. The Planning Commission and Planner Jenkins talked about whether the home is being built at the same time as the shop.

Ken Norman – Roy Resident – Soon to be Hooper Resident

Ken Norman described his plans with printed pictures of how far his home is built thus far. Ken states that his plan is to build the home and barn at the same time. Ken states that the electricity will be installed in the barn later after yard and fence is done.

No Public Comment.

**COMMISSIONER CEVERING MOTIONED TO APPROVE THE
CONDITIONAL USE PERMIT REQUEST FOR KEN NORMAN
FOR AN OVERSIZED STRUCTURE TOTALING 2,400 SQ. FT.
LOCATED AT 5540 W 3700 S. COMMISSIONER GREENER
SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

CEVERING**AYE****MOTION PASSED.**

- d. Discussion/Motion: Review conditions set on Drug and Alcohol rehab center.

Malcolm Jenkins the city planner pulled up emails with the conditions listed on display.

Matt Lowe – Holiday, Utah

Matt Lowe states he was not at the last meeting and does not agree to the conditions attached to the conditional use permit. Matt Lowe read aloud all the conditions that he does not agree with.

Commissioner Greener asked what the reasoning was by disagreeing when the representative agreed to the conditions placed at the prior meeting.

Matt Lowe stated that he feels like he is being set up to fail and that his representative did not agree to them. Matt also states that he will not comply with the conditions.

Commissioner Prince ensures Matt Lowe that The Planning Commission is not setting anyone up to fail. Commissioner Prince stated that they can appeal with the city council. Matt Lowe and The City Council had a discussion regarding the reasoning for attaching the conditions and explaining them. The Planning Commission and the City Attorney have discussion regarding the motion.

Matt Lowe stated he needs an appeal.

COMMISSIONER GREENER MOTIONED TO DENY THE REVIEW OF THE CONDITIONS PLACED ON THE DRUG AND ALCOHOL REHAB CENTER. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:

VOTE:

WIDDISON

AYE

GREENER

AYE

CEVERING

AYE

MOTION DENIED.

- e. Motion- Request to open the General Plan from Torghele Hooper LLC; Representative-Village Development.

Malcolm Jenkins the city planner presented the plans with a map display.

Matt Lowe- Holiday, Utah

Mat Lowe explained their plans with the map and the reasoning behind wanting to open the general plan. Matt Lowe explained the plot map with half acre lots they want the general plan opened so they can get a rezone for 105 houses. The Planning Commission and Matt Lowe discuss different options with city amenities.

The Planning Commission discussed opening the general plan. Commissioner Prince states that there needs to be a substantial benefit to the city to get the general plan to open.

Garth Hubbard – Hooper Resident

Garth Hubbard came up to the mic to answer questions from Commissioner Cevering regarding his subdivision lot size.

The Planning Commission had a discussion regarding opening the general plan with suggestions to give a retirement community or change to ¾ acre lots.

COMMISSIONER GREENER MOTIONED TO DENY THE REQUEST TO OPEN THE GENERAL PLAN FOR THE TORGHELE HOOPER LLC. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION DENIED.

f. Motion- Approval of recommendation on changes of Title X.

Discussion between Planning Commission, The City Planner Malcolm Jenkins, and The City Attorney Richards regarding changes made to Title X.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CHANGES MADE TO TITLE X WITH THE CHANGES MENTIONED. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
GREENER	AYE
CEVERING	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.)

Stacie Grieco - Hooper Resident

Stacie questioned why when her husband asked for an appeal, they were not approved to be on the agenda but Mr. Lowe did.

The Planning Commission explained to Stacie that they are aware of the situation and explained the process.

6. Adjournment

AT APPROXIMATELY 8:37 PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, MARCH 13, 2025, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:00pm and their regular meeting at 7pm on March 13, 2025, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Amanda Prince
Bryce Widdison
Blake Cevering
Sheldon Greener- ZOOM
Jase McCormick
Steve Wall
Gene Larson

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
Brandon Richards – City Attorney

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed. Jamee Johnston the deputy city recorder, read off planning commissioners terms that were decided upon by city council.

7:00PM REGULAR MEETING

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Prince led in the Pledge of Allegiance.

b. Reverence

Commissioner Cevering offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated January 09, 2025

Commissioner Prince mentioned that December planning meeting minutes need to be approved at the next meeting now that they have a quorum for it.

Changes were made.

**COMMISSIONER WIDDISON MOTIONED TO
APPROVE THE MINUTES DATED JANUARY 09, 2025,
WITH CORRECTION. COMMISSIONER PRINCE
SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

MOTION APPROVED.

4. Action Items

a. Conditional Use Permit for Rhett Hickman for an oversized structure totaling 2,000 sq ft located at 5994 W 5900 S.

The city Planner Malcolm Jenkins presented to planning commission with a visual on display with Rhett Hickman's plans.

Rhett Hickman – property owner

The planning commission discussed Rhett Hickman's plans for his oversized structure and that it is going to be used for storage with no electrical or

plumbing but will be stubbed in. Commissioner Prince stated that when he does plan to put in Electrical or Plumbing, he will need to come back into the city to do that.

Shauna Ray – Hooper Resident

Shauna asked if he is not putting power in his shop how he will open the garage doors and use the shop as storage with no electricity.

**COMMISSIONER PRINCE MOTIONED TO APPROVE
A CONDITIONAL USE PERMIT FOR RHETT
HICKMAN FOR AN OVERSIZED STRUCTURE
TOTALING 2,000 SQ FT LOCATED AT 5994 W 5900 S.
COMMISSIONER WALL SECONDED THE MOTION.
VOTING AS FOLLOWS:**

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

MOTION APPROVED.

- b. Conditional Use Permit Request for Alaynia Winter for a daycare located at 6049 W 4600 S.

The city planner Malcolm Jenkins presented the plans to planning commissioners.

Alaynia Winter – Hooper Resident

The planning commissioners and Alaynia Winter discussed Alaynia's plans and for her daycare regarding the specified number of children in her home being 12 at a time including her own child, that it is required to submit an exemption letter to the city, Alaynia stated that she will not be cooking any food but will provide snacks and that there will be no changing of diapers, Planning Commissioners inquired on the pick up and drop off congestion in front of her home. Alaynia stated she will stagger the classes so that there will be little traffic. Alaynia spoke on her background and previous experience with daycares and children. Alaynia will get a business license for the daycare after she is approved and did not want to get it prior to being approved.

No Public Comment.

**COMMISSIONER PRINCE MOTIONED TO APPROVE A
CONDITIONAL USE PERMIT FOR ALAYNIA WINTER FOR A
DAYCARE LOCATED AT 6049 W 4600 S WITH A CONDITION
THAT ALAYNIA WINTER FORWARDS HER EXEMPTION
LETTER FROM BUREAU OF CHILD CARE LICENSING TO THE
CITY. COMMISSIONER WIDDISON SECONDED THE MOTION.
VOTING AS FOLLOWS:**

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

MOTION APPROVED.

- c. Conditional Use Permit Request for Tyler Larkin located at 6690 W 5100 S.
The request is to add a bathroom and office space within the oversized
structure.

The city planner Malcolm Jenkins presented with a description of the conditional use permit requested by Tyler Larkin with a plan up for display. Malcolm stated the staff's due diligence and what had been inspected.

Tyler Larkin

The planning commission and Tyler Larking discuss Tyler's plans. Tyler stated that he wanted a bathroom and office simply because his sister that works with him wants a bathroom instead of a port a potty. They also discuss where his emergency exits are and spoke on windows and sizes if needed to escape. Commissioner Prince questioned that on his original conditional use permit he stated for personal use but that his website indicates that it is being used for wholesale commercial purposes and that his land is not zoned commercial either. Tyler stated that no cars are coming and going for purchase, that it is wholesale not for the public. The city attorney Brandon Richards stated that they can put a condition on the permit that he cannot conduct business out of it.

Public Comment:

Weston Flynn – Hooper Resident

Weston states that he and his wife have been trying to get a building permit for two years and Tyler is hooking into power, water, and sewer but he has paid up to 80,000 dollars so far for improvements to hook up. He is frustrated and feels he has been jumping through hoops when Tyler does not have to. Weston also is concerned about what is in his containers and whether the product is flammable and whether it is being used for commercial purposes.

Shauna Ray - Hooper Resident

Shauna stated that she is having similar issues at her house that she put in a pool and two years after the inspector told her the permit was not finished. Shauna thinks the planning commission can put conditions on Tyler's request.

The planning commission and Tyler Larkin cleared up questions regarding the greenhouse and the home on the property. Tyler stated they cannot use the bathroom in the house because it is rented out and does not want to intrude. Tyler stated that he feels he is in compliance with his original conditional use permit.

**COMMISSIONER PRINCE MOTIONED TO APPROVE THE
CONDITIONAL USE PERMIT FOR TYLER LARKIN LOCATED
AT 6690 W 5100 S TO ADD A BATHROOM AND OFFICE SPACE
WITHIN THE OVERSIZE STRUCTURE WITH A CONDITION
THAT TYLER LARKIN IS IN COMPLIANCE WITH ALL CITY
AND STATE ORDINANCES THAT PERTAIN TO THE PARCEL.
COMMISSIONER GREENER SECONDED THE MOTION.**

VOTING AS FOLLOWS:

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

MOTION PASSED.

- d. Discussion/Motion: HL Parker Legacy Subdivision Developer Agreement Extension Request located approximately at 5900 S 5900 W.

The city planner Malcolm Jenkins briefly presented Chris Ott's developer's agreement and extension history with dates with HL Parker Legacy Subdivision. Malcolm Jenkins stated that Hooper city staff recommend a 6-month extension through 10/15/2025.

Chris Ott-

Chris Ott stated that he was ready to pave last year but due to Hooper Tomato days they were delayed and stated that Jared wanted him to wait until spring. He stated that Jared didn't want him to bring in or move the slope during the winter weather.

Commissioner Prince asked if 6 months would be an adequate time to finish the project and if that is the only thing left to complete. Chris Ott stated that there is more than enough time to complete the project within the 6 months.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE 6 MONTH EXTENSION FOR HL PARKER LEGACY SUBDIVISION LOCATED APPROXIMATELY AT 5900 S 5900 W.

COMMISSIONER WALL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- e. Discussion/Motion: Decision on revoting for Chair and Vice Chair at next planning commission meeting.

Commissioner Widdison speaks on the reasoning for the discussion that the planning commission went from a 5-person to a 7-person quorum and that the chair and vice chair were voted upon when they knew that there would be a 7 quorum and would like all the planning commission to have a vote.

Commissioner Larson disagreed and stated that the beginning of the year is when the vote is taking place and that the chair will be revoted on next year. Commissioner Prince stated that the vote is not stated on a specific date and would like it if everyone has a say and work together. Commissioner Prince questioned why we wouldn't want everyone to have a voice.

Commissioner Wall asked what the position is for, does it give someone a higher power of some sort and feels they are bullied into making a new vote and for why.

Commissioner Prince stated that she felt that the chair should have some experience under their belt.

The city attorney Brandon Richards stated it was a legal vote and would not be illegal to revote with the whole quorum present.

The Planning Commissioners discussed whether to vote upon chair and vice chair again now that the whole quorum is present.

**COMMISSIONER PRINCE MOTIONED TO APPROVE THE
DECISION TO REVOTE FOR CHAIR AND VICE CHAIR AT THE
NEXT PLANNING COMMISSION MEETING. COMMISSIONER
GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COMMISSIONER:</u>	<u>VOTE:</u>
MCCORMICK	NAY
WIDDISON	AYE
PRINCE	AYE
WALL	NAY
CEVERING	NAY
GREENER	AYE
LARSON	NAY

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.)

Shauna Ray – Hooper Resident

Shauna stated that she put a pool in 2021 and in 2022 she got notified that her pool permit was not finished and that all she needed was locks on her gates from the inspector. When the inspector came out, she stated that she asked the inspector if the neighbor was to code because it was being built 6 inches from her fence. Shauna stated that they were not to code and that nothing happened with their extension. The city attorney Brandon Richards wants office staff to look at her issue.

6. Adjournment

**AT APPROXIMATELY 8:34 PM, COMMISSIONER CEVERING
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER
WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COMMISSIONER:</u>	<u>VOTE:</u>
MCCORMICK	AYE
WIDDISON	AYE
PRINCE	AYE
WALL	AYE
CEVERING	AYE
GREENER	AYE
LARSON	AYE
MOTION PASSED.	

Date Approved: _____

Jamee Johnston, Deputy City Recorder

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

□ Fee: \$200.00
Date Submitted _____
Mailings 27

Conditional Use Permit: Oversized Structure

Print Applicant Name: Boyer Clark
Address: 4790 S. 5500 W. Hooper
Phone #: [REDACTED]
Day Time Phone #: _____ 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: 1,730 sqft.
Height of Structure: 11'6"

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

Explain: _____

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

Please address these issues on the back of this application.

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

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

Signature: [Signature] Date: 3-20-25

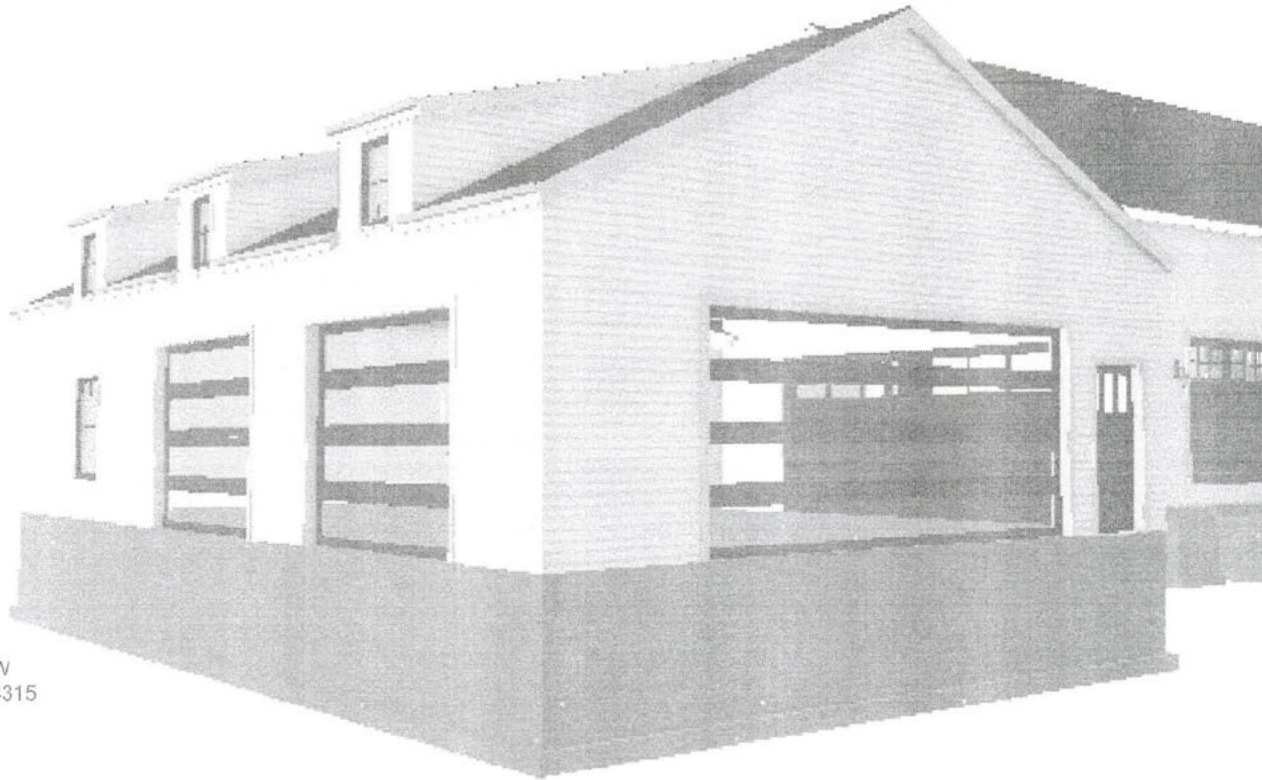
Planning Commission Chairman

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.

THE RED CO
CLARK POOL



Total 1,730 sq ft.

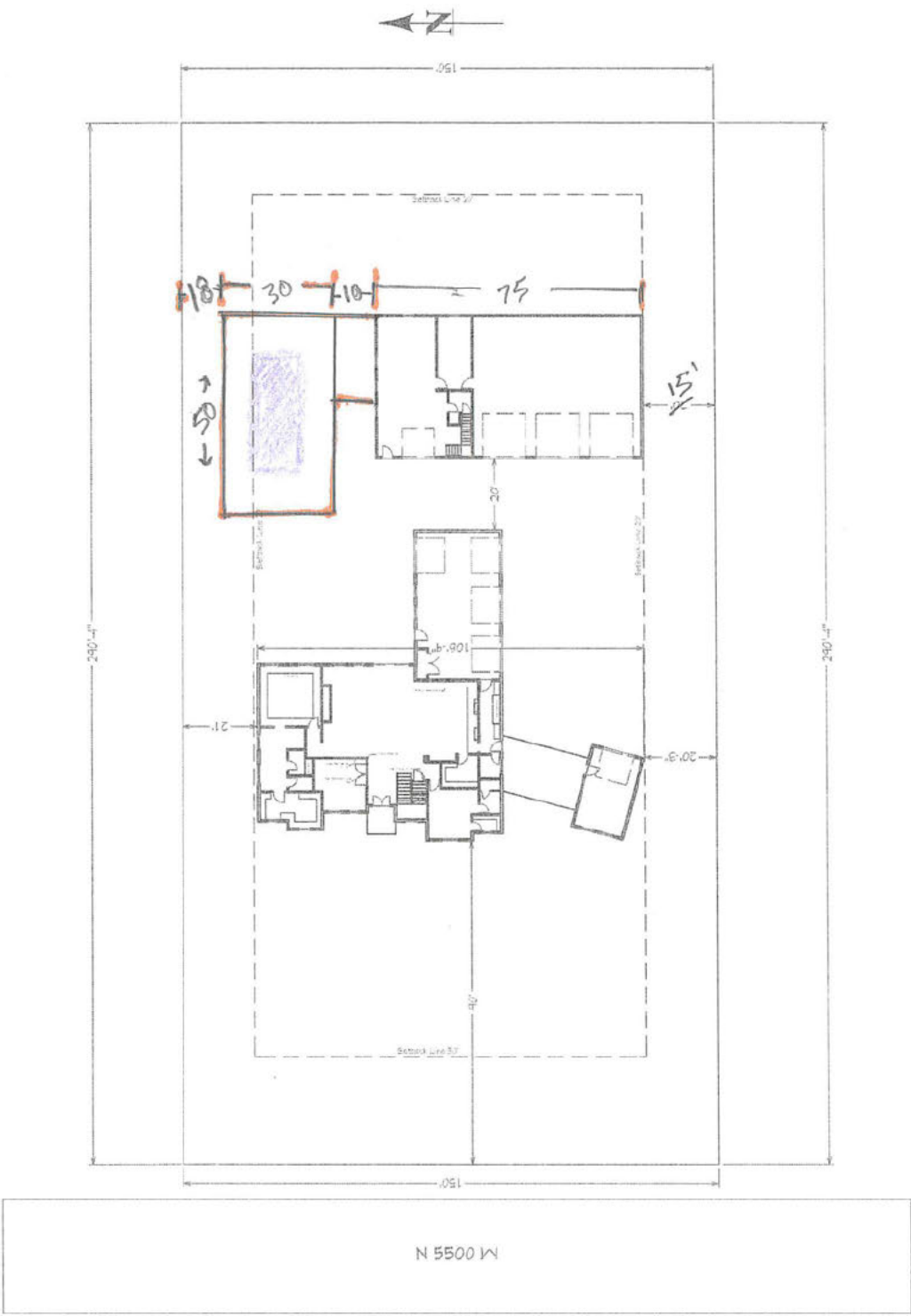
[illegible]

NOT TO SCALE

[illegible]

RE 446
Designed By:  e Development Company

ACTUAL SITE CONDITIONS MAY DIFFER FROM PLAN ELEVATIONS. GENERAL CONTRACTOR MAY MAKE CHANGES TO PLANS IN ORDER TO COMPLY WITH ACTUAL SITUATION. PLANS ARE A REPRESENTATION AND WILL VARY SLIGHTLY FROM FINAL PRODUCT.



[illegible]

NOT TO SCALE

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE
HOOPER CITY

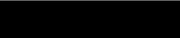
ZONING MAP

Petition # _____ Parcel # _____

Date Submitted _____

Address of Site Northwest Corner of 4700 W 500 S

Applicant's Name Terrastrada LLC

Phone # _____ Cell Phone#  Fax # _____

Address:  E-mail 

FEE SCHEDULE Total Fee \$250.00 plus \$5.00 per acres. (Break down of fees: The \$250.00 plus \$5 per acres is the city fee and \$50.00 is the cost for publishing the notice in the Standard Examiner)

NOTE: The applicant must submit a plat map from the County Recorder' Office which accurately delineates the property being considered and a legal description (see requirements listed on next page).

Present Zoning of Property: Low Density Residential Proposed Zoning of Property: See Detail


Acreage of Property _____

Proposed use of Property if Property is re-zoned (explain in detail) _____

Reason why Re-zone is requested: See Attached Letter

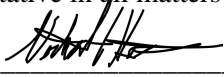
Will the proposed re-zoning conform to the City Master Plan? ☒ Yes _____ No (Explain and Attach)

Signature of Applicant



Signature of Property Owner

! Authorize _____ to act as my representative in all matters relating to this application



Signature of Property Owner

Please answer the following questions on a separate sheet of paper with specifics and attach it to this application. This information will be forwarded to the City Planning Commission members for review.

- A. Why should the present zoning be changed to allow this proposal:
- B. How is the proposed change in harmony with the City Master Plan for this area:
- C. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?
- D. How is the change in the public interest as well as the applicant's desire?

APPLICATION REQUIREMENTS FOR ZONING MAP CHANGES

1. The property owner shall submit to the city office the following items at least four (4) weeks before a Planning Commission Meeting. The Commissioners meet on the 2nd Thursday of each month unless otherwise specified.
 - A. An application formally requesting a zoning change and stating the reasons for the request.
 - B. A property plat of the area of the requested zone change. Plats are available at the Weber County Records Office or on the Weber County website. **www1.co.weber.ut.us**
 - C. A legal description of the subject property.
 - D. A re-zoning fee as indicated on the zoning application.
 - E. **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides and back of property lines.**
 - F. Postage stamps for each address. The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You can get the address off the Weber County Website and go to Geo Gizmo. They must be mailing addresses not property addresses.
2. The planning Commission requires any zoning application to be submitted one (1) month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended that the property owner/applicant be present at the meeting.
3. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days after the recommendation from the Planning Commission.
4. The City Council following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
5. The re-zoning becomes effective 15 days after publication of the map/ordinance.

Planning Commission scheduled to hear this application for zone map change on:_____

Date:_____ Recommendation from Commission:_____

City Council sets public hearing on:_____

Date approved/denied:_____ Decision of Council:_____

Terrastrada LLC (Stuart Adams)
3271 E 1875 N
Layton, Utah 84040
Sadams@terrastrada.com
801-698-3703

July 1, 2024

Mayor Bingham
5580 W 4600 S
Hooper, Utah

Re: Request for Rezoning of Property from Low Density Residential to Commercial (C2) and Residential Mixed Use Planned Unit Residential.

Dear Mayor Bingham,

I hope this letter finds you well. I am writing to formally request the rezoning of the property located at the northwest corner of 5500 S 4700 W, currently zoned as Low Density Residential (R1), to a (C2) Commercial and Mixed-use Residential designation. This request is made to support a proposed development that will provide significant benefits to the community and align with the broader goals of urban planning and sustainable growth within Hooper City.

Project Overview:

The proposed development is a mixed-use project that combines commercial retail with mixed use residential units. The commercial components will include grocery store, retail shops, and other retail users. The residential component will consist of ½ Acre, ¼ acre lots buffering the existing residential housing and planned unit residential housing buffering the commercial retail center which will provide diverse housing options for various income levels.

Justification for Rezoning:

1. Community Needs and Economic Growth:

- **Economic Vitality:** The introduction of commercial spaces will stimulate local economic growth by attracting new businesses, creating jobs, and increasing the tax base. This will provide a significant boost to the local economy and enhance the vibrancy of the area.
- **Housing Demand:** There is a growing demand for diverse housing options in our community. This development will offer affordable housing alternatives, addressing the needs of young professionals, families, and retirees.

2. Sustainable Development:

- **Smart Growth Principles:** The proposed mixed-use development aligns with smart growth principles by promoting walkability, reducing the need for extensive car travel. This contributes to reduced traffic congestion.

- **Efficient Land Use:** Rezoning to mixed-use will optimize land use by integrating residential and commercial activities in one area, leading to more efficient infrastructure utilization and reduced urban sprawl.
- 3. **Community Enhancement:**
 - **Enhanced Amenities:** The development will include amenities such as, green spaces, and community gathering areas, which will enhance the quality of life for residents and visitors.
 - **Cultural and Social Hub:** The commercial spaces will serve as a hub for community activities, fostering social interactions and cultural exchange.
- 4. **Alignment with Comprehensive Plan:**
 - **Consistency with City Goals:** The proposed rezoning and development are in line with the objectives outlined in the Hooper City Comprehensive Plan, which advocates for variety of residential and commercial uses to create vibrant, sustainable, and inclusive communities.

Community Support and Engagement:

We have conducted three preliminary meetings with local residents and stakeholders to gather feedback and address any concerns. We are committed to ongoing engagement with the community throughout the planning and development process.

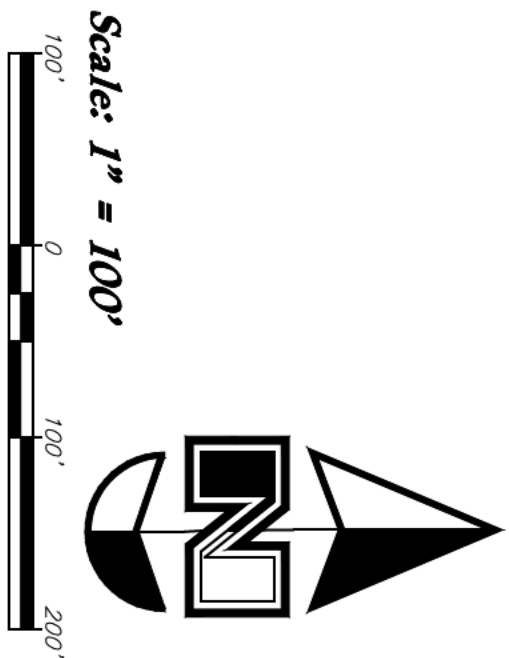
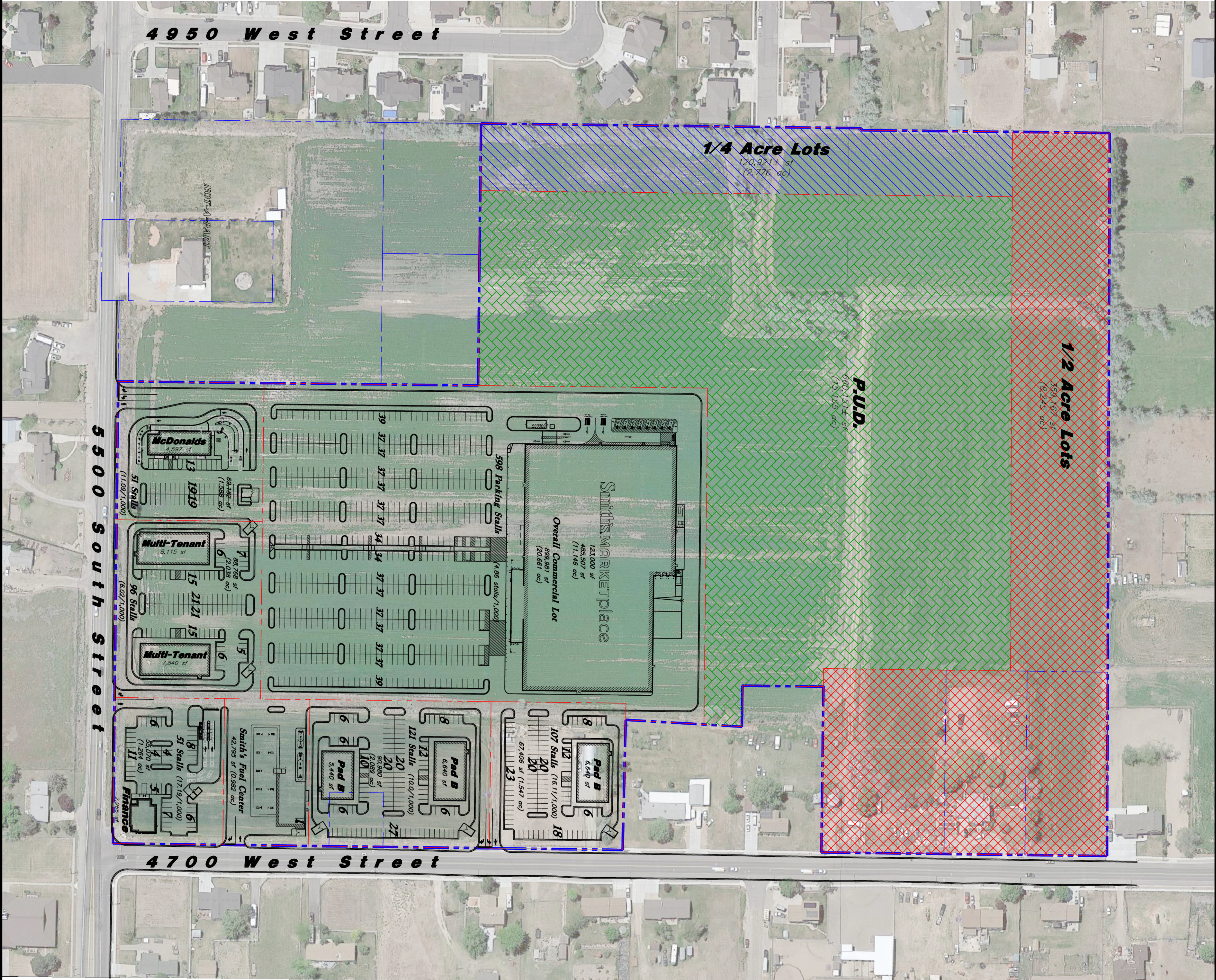
Conclusion:

In light of the significant benefits outlined above, we believe that rezoning the subject property at 5500 S 4700 W to a Commercial (C2) and Residential mixed use is a crucial step towards fostering sustainable development and enhancing the quality of life in the community. We respectfully request the Planning Commission and the City Council to consider this rezoning application favorably.

Thank you for your time and consideration. We look forward to the opportunity to discuss this proposal further and address any questions you may have.

Sincerely,

Stuart Adams
Terraventure LLC



NOTE:
This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

SHEET NO.	17 Jun, 2024	Conceptual Site Plan		 2010 North Redwood Road, Salt Lake City, Utah 84116 (801) 521-8529 - AWAengineering.net	Designed by: BW Checked by: DC Client Name: Smith's & Kroger smc141 CSP E																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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Proposed PUD Zone

A part of the Southwest Quarter of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point located 1322.18 feet North 89°46'53" West along the East-West Quarter Section line to the intersection thereof with the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County; 180.00 feet South 0°39'26" West along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County, to a line that is 180.00 feet distant Southerly of and parallel to said East-West Quarter Section line; and 120.00 feet South 89°46'53" East along said parallel line from the Center of said Section 17; and running thence South 89°46'53" East 878.05 feet along said parallel line; thence South 0°43'29" West 345.94 feet; thence South 89°18'39" East 33.41 feet; thence South 0°41'21" West 150.00 feet; thence South 89°18'39" East 75.91 feet to the Westerly line of Trish's Acre Subdivision, recorded as Entry No. 1566702 in Book 47 at Page 99 the Official Records of Weber County; thence South 3°20'06" West 70.44 feet along said Westerly line; thence North 89°21'03" West 622.73 feet; thence South 0°38'57" West 425.11 feet; thence North 89°21'03" West 360.90 feet; thence North 0°39'26" East 984.89 feet to the point of beginning.

**Contains 660,226 sq. ft.
Or 15.156 acres**

Proposed Smiths Development

A part of the West Half of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast corner of Trish's Acre Subdivision, recorded as Entry No. 1566702 in Book 47 at Page 99 the Official Records of Weber County; located 16.50 feet South 89°03'37" East along the East-West Quarter Section line to the point of intersection thereof with a line that is 16.50 feet distant Easterly of and parallel to the North-South Quarter Section line of said Section 17; and 893.91 feet South 0°43'39" West along said parallel line from the Center of said Section 17; and running thence South 0°43'39" West 946.26 feet along said parallel line; thence North 89°21'03" West 855.39 feet; thence North 0°38'57" East 1091.43 feet; thence South 89°21'03" East 622.73 feet to the Westerly line of said Trish's Acre Subdivision; thence along the Westerly and Southerly lines of said Trish's Acre Subdivision the following two courses: South 3°20'06" West 145.00 feet; and South 89°16'21" East 240.75 feet to said Southeast corner of Trish's Acre Subdivision and the point of beginning.

**Contains 899,981 sq. ft.
Or 20.661 acres**

Proposed R2 Zone

A part of the West Half of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Center of said Section; and running thence South 89°03'37" East 16.50 feet along the East-West Quarter Section line to the point of intersection thereof with a line that is 16.50 feet distant Easterly of and parallel to the North-South Quarter Section line of said Section 17; thence South 0°43'39" West 528.53 feet along said parallel line; thence North 89°18'39" West 340.37 feet; thence North 0°43'29" East 345.94 feet to a point on a line that is 180.00 feet Southerly of and parallel to the East-West Quarter Section line of said Section 17; thence North 89°46'53" West 998.06 feet to the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County; thence North 0°39'26" East 180.00 feet along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County to the intersection thereof with said East-West Quarter Section line; thence South 89°46'53" East 1322.18 feet along said Quarter Section line to the Center of said Section 17 and the point of beginning.

**Contains 359,167 sq. ft.
Or 8.245 acres**

Proposed R4 Zone

A part of the Southwest Quarter of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point located 1322.18 feet North 89°46'53" West along the East-West Quarter Section line to the intersection thereof with the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County; and 180.00 feet South 0°39'26" West 180.00 feet along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County, to a line that is 180.00 feet distant Southerly of and parallel to said Quarter Section line; and running thence South 89°46'53" East 120.00 feet along said parallel line; thence South 0°39'26" West 984.89 feet; thence North 89°21'03" West 124.25 feet to the Easterly line of Mar Lee Estates Subdivision, recorded as Entry No. 2158092 in Book 63 at Page 18 of the Official Records of Weber County; thence North 0°42'13" East 704.33 feet along said Easterly line and to and along the Easterly line of Jenny's Park Subdivision, recorded as Entry No. 2163639 in Book 63 at Page 27 of the Official Records of Weber County, to the South line of Lakeside Pines Subdivision Phase 5, recorded as Entry No. 1475166 in Book 44 at Page 74 of the Official Records of Weber County; thence South 89°20'34" East 3.68 feet to the Southeast corner of said Phase 5; thence North 0°39'26" East 279.66 feet along the Easterly line of said Phases 4 and 5 to the point of beginning.

**Contains 120,923 sq. ft.
Or 2.776 acres**

S.W 1/4
SECTION 17, T.5N., R.2W., S.L.B. & M.

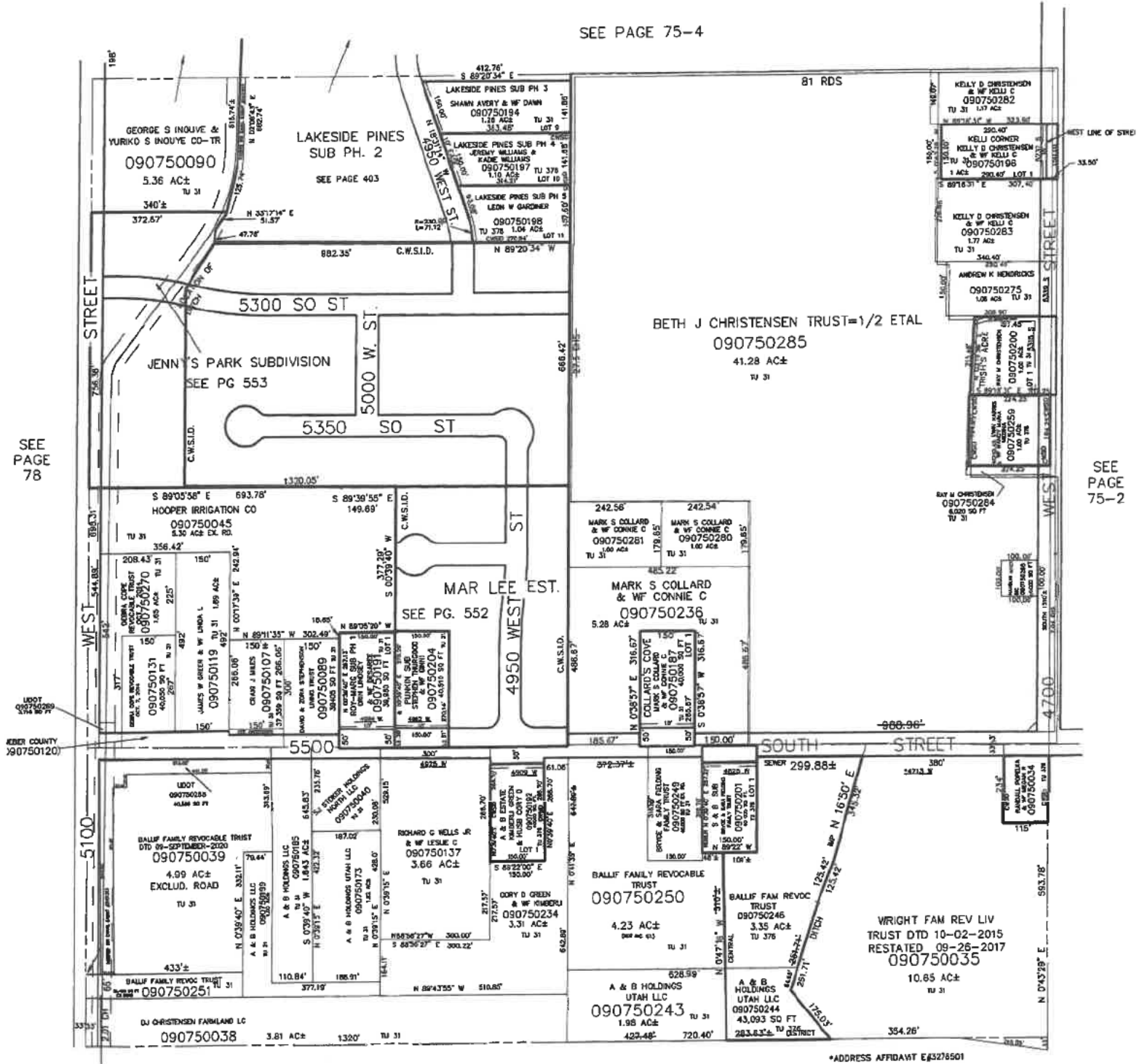
IN HOOPER CITY

SCALE 1" = 200'

TAXING UNIT: 31, 376

ALSO SEE 75-1
75-2, 75-4, 75-5

SEE PAGE 75-4



Terrastrada LLC (Stuart Adams)
3271 E 1875 N
Layton, Utah 84040
Sadams@terrastrada.com
801-698-3703

July 1, 2024

Mayor Bingham
5580 W 4600 S
Hooper, Utah

Re: Request for Rezoning of Property from Low Density Residential to Commercial (C2) and Residential Mixed Use Planned Unit Residential.

Dear Mayor Bingham,

I hope this letter finds you well. I am writing to formally request the rezoning of the property located at the northwest corner of 5500 S 4700 W, currently zoned as Low Density Residential (R1), to a (C2) Commercial and Mixed-use Residential designation. This request is made to support a proposed development that will provide significant benefits to the community and align with the broader goals of urban planning and sustainable growth within Hooper City.

Project Overview:

The proposed development is a mixed-use project that combines commercial retail with mixed use residential units. The commercial components will include grocery store, retail shops, and other retail users. The residential component will consist of ½ Acre, ¼ acre lots buffering the existing residential housing and planned unit residential housing buffering the commercial retail center which will provide diverse housing options for various income levels.

Justification for Rezoning:

1. Community Needs and Economic Growth:

- **Economic Vitality:** The introduction of commercial spaces will stimulate local economic growth by attracting new businesses, creating jobs, and increasing the tax base. This will provide a significant boost to the local economy and enhance the vibrancy of the area.
- **Housing Demand:** There is a growing demand for diverse housing options in our community. This development will offer affordable housing alternatives, addressing the needs of young professionals, families, and retirees.

2. Sustainable Development:

- **Smart Growth Principles:** The proposed mixed-use development aligns with smart growth principles by promoting walkability, reducing the need for extensive car travel. This contributes to reduced traffic congestion.

- **Efficient Land Use:** Rezoning to mixed-use will optimize land use by integrating residential and commercial activities in one area, leading to more efficient infrastructure utilization and reduced urban sprawl.
- 3. **Community Enhancement:**
 - **Enhanced Amenities:** The development will include amenities such as, green spaces, and community gathering areas, which will enhance the quality of life for residents and visitors.
 - **Cultural and Social Hub:** The commercial spaces will serve as a hub for community activities, fostering social interactions and cultural exchange.
- 4. **Alignment with Comprehensive Plan:**
 - **Consistency with City Goals:** The proposed rezoning and development are in line with the objectives outlined in the Hooper City Comprehensive Plan, which advocates for variety of residential and commercial uses to create vibrant, sustainable, and inclusive communities.

Community Support and Engagement:

We have conducted three preliminary meetings with local residents and stakeholders to gather feedback and address any concerns. We are committed to ongoing engagement with the community throughout the planning and development process.

Conclusion:

In light of the significant benefits outlined above, we believe that rezoning the subject property at 5500 S 4700 W to a Commercial (C2) and Residential mixed use is a crucial step towards fostering sustainable development and enhancing the quality of life in the community. We respectfully request the Planning Commission and the City Council to consider this rezoning application favorably.

Thank you for your time and consideration. We look forward to the opportunity to discuss this proposal further and address any questions you may have.

Sincerely,

Stuart Adams
Terraventure LLC

Proposed PUD Zone

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Beginning at a point located 1322.18 feet North 89°46'53" West along the East-West Quarter Section line to the intersection thereof with the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County; 180.00 feet South 0°39'26" West along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County, to a line that is 180.00 feet distant Southerly of and parallel to said East-West Quarter Section line; and 120.00 feet South 89°46'53" East along said parallel line from the Center of said Section 17; and running thence South 89°46'53" East 878.05 feet along said parallel line; thence South 0°43'29" West 345.94 feet; thence South 89°18'39" East 33.41 feet; thence South 0°41'21" West 150.00 feet; thence South 89°18'39" East 75.91 feet to the Westerly line of Trish's Acre Subdivision, recorded as Entry No. 1566702 in Book 47 at Page 99 the Official Records of Weber County; thence South 3°20'06" West 70.44 feet along said Westerly line; thence North 89°21'03" West 622.73 feet; thence South 0°38'57" West 425.11 feet; thence North 89°21'03" West 360.90 feet; thence North 0°39'26" East 984.89 feet to the point of beginning.

**Contains 660,226 sq. ft.
Or 15.156 acres**

Proposed Smiths Development

A part of the West Half of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast corner of Trish's Acre Subdivision, recorded as Entry No. 1566702 in Book 47 at Page 99 the Official Records of Weber County; located 16.50 feet South 89°03'37" East along the East-West Quarter Section line to the point of intersection thereof with a line that is 16.50 feet distant Easterly of and parallel to the North-South Quarter Section line of said Section 17; and 893.91 feet South 0°43'39" West along said parallel line from the Center of said Section 17; and running thence South 0°43'39" West 946.26 feet along said parallel line; thence North 89°21'03" West 855.39 feet; thence North 0°38'57" East 1091.43 feet; thence South 89°21'03" East 622.73 feet to the Westerly line of said Trish's Acre Subdivision; thence along the Westerly and Southerly lines of said Trish's Acre Subdivision the following two courses: South 3°20'06" West 145.00 feet; and South 89°16'21" East 240.75 feet to said Southeast corner of Trish's Acre Subdivision and the point of beginning.

**Contains 899,981 sq. ft.
Or 20.661 acres**

Proposed R2 Zone

A part of the West Half of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Center of said Section; and running thence South 89°03'37" East 16.50 feet along the East-West Quarter Section line to the point of intersection thereof with a line that is 16.50 feet distant Easterly of and parallel to the North-South Quarter Section line of said Section 17; thence South 0°43'39" West 528.53 feet along said parallel line; thence North 89°18'39" West 340.37 feet; thence North 0°43'29" East 345.94 feet to a point on a line that is 180.00 feet Southerly of and parallel to the East-West Quarter Section line of said Section 17; thence North 89°46'53" West 998.06 feet to the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County; thence North 0°39'26" East 180.00 feet along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County to the intersection thereof with said East-West Quarter Section line; thence South 89°46'53" East 1322.18 feet along said Quarter Section line to the Center of said Section 17 and the point of beginning.

**Contains 359,167 sq. ft.
Or 8.245 acres**

Proposed R4 Zone

A part of the Southwest Quarter of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point located 1322.18 feet North 89°46'53" West along the East-West Quarter Section line to the intersection thereof with the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County; and 180.00 feet South 0°39'26" West 180.00 feet along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County, to a line that is 180.00 feet distant Southerly of and parallel to said Quarter Section line; and running thence South 89°46'53" East 120.00 feet along said parallel line; thence South 0°39'26" West 984.89 feet; thence North 89°21'03" West 124.25 feet to the Easterly line of Mar Lee Estates Subdivision, recorded as Entry No. 2158092 in Book 63 at Page 18 of the Official Records of Weber County; thence North 0°42'13" East 704.33 feet along said Easterly line and to and along the Easterly line of Jenny's Park Subdivision, recorded as Entry No. 2163639 in Book 63 at Page 27 of the Official Records of Weber County, to the South line of Lakeside Pines Subdivision Phase 5, recorded as Entry No. 1475166 in Book 44 at Page 74 of the Official Records of Weber County; thence South 89°20'34" East 3.68 feet to the Southeast corner of said Phase 5; thence North 0°39'26" East 279.66 feet along the Easterly line of said Phases 4 and 5 to the point of beginning.

**Contains 120,923 sq. ft.
Or 2.776 acres**

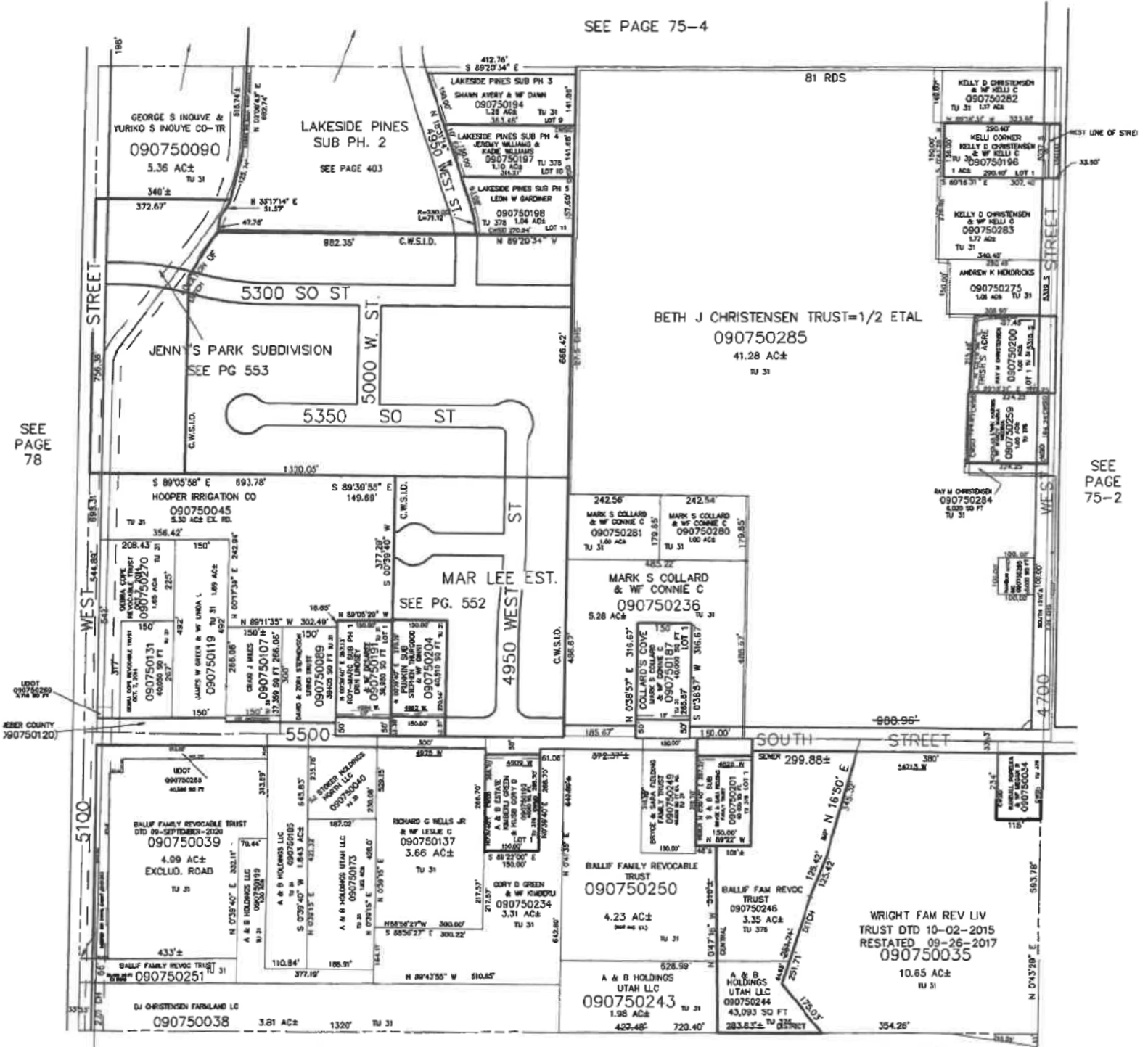
S.W 1/4
SECTION 17, T.5N., R.2W., S.L.B. & M.

IN HOOPER CITY
SCALE 1" = 200'

TAXING UNIT: 31, 376

ALSO SEE 75-1
75-2, 75-4, 75-5

SEE PAGE 75-4



SEE PAGE 82

FOR TAX PURPOSES ONLY

*ADDRESS AFFIDAVIT E#3278501

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

ZONING MAP

Petition # _____ Parcel # 09-075-0285

Date Submitted _____

Address of Site Northwest Corner of 4700 W 500 S

Applicant's Name Terrastrada LLC

Phone # _____ Cell Phone# 801-698-3703 Fax # _____

Address: [REDACTED] E-mail [REDACTED]

FEE SCHEDULE Total Fee \$250.00 plus \$5.00 per acres. (Break down of fees: The \$250.00 plus \$5 per acres is the city fee and \$50.00 is the cost for publishing the notice in the Standard Examiner)

NOTE: The applicant must submit a plat map from the County Recorder' Office which accurately delineates the property being considered and a legal description (see requirements listed on next page).

Present Zoning of Property: Low Density Residential Proposed Zoning of Property: See Detail

Acreage of Property _____

Proposed use of Property if Property is re-zoned (explain in detail) _____

Reason why Re-zone is requested: See Attached Letter

Will the proposed re-zoning conform to the City Master Plan? ☒ Yes _____ No (Explain and Attach)

Elaine Denkers
dotloop verified
07/02/24 7:52 PM
MDT
8E26-CL4P-V6UJ-IXVP

Signature of Applicant

Signature of Property Owner

! Authorize Terrastrada LLC/Stuart Adams to act as my representative in all matters relating to this application

Elaine Denkers

dotloop verified
07/02/24 7:52 PM MDT
G1LZ-M4EA-N570-WEFL

Signature of Property Owner

Please answer the following questions on a separate sheet of paper with specifics and attach it to this application. This information will be forwarded to the City Planning Commission members for review.

- A. Why should the present zoning be changed to allow this proposal:
- B. How is the proposed change in harmony with the City Master Plan for this area:
- C. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?
- D. How is the change in the public interest as well as the applicant's desire?

APPLICATION REQUIREMENTS FOR ZONING MAP CHANGES

- 1. The property owner shall submit to the city office the following items at lease four (4) weeks before a Planning Commission Meeting. The Commissioners meet on the 2nd Thursday of each month unless otherwise specified.
 - A. An application formally requesting a zoning change and stating the reasons for the request.
 - B. A property plat of the area of the requested zone change. Plats are available at the Weber County Recorders Office or on the Weber County website. **www1.co.weber.ut.us**
 - C. A legal description of the subject property.
 - D. A re-zoning fee as indicated on the zoning application.
 - E. **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides and back of property lines.**
 - F. Postage stamps for each address. The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You can get the address off the Weber County Website and go to Geo Gizmo. They must be mailing addresses not property addresses.
- 2. The planning Commission requires any zoning application to be submitted one (1) month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended that the property owner/applicant be present at the meeting.
- 3. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days after the recommendation from the Planning Commission.
- 4. The City Council following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
- 5. The re-zoning becomes effective 15 days after publication of the map/ordinance.

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

ZONING MAP

Petition # _____ Parcel # _____

Date Submitted _____

Address of Site Northwest Corner of 4700 W 500 S

Applicant's Name Terrastrada LLC

Phone # _____ Cell Phone# [REDACTED] Fax # _____

Address: [REDACTED] E-mail [REDACTED]

FEE SCHEDULE Total Fee \$250.00 plus \$5.00 per acres. (Break down of fees: The \$250.00 plus \$5 per acres is the city fee and \$50.00 is the cost for publishing the notice in the Standard Examiner)

NOTE: The applicant must submit a plat map from the County Recorder' Office which accurately delineates the property being considered and a legal description (see requirements listed on next page).

Present Zoning of Property: Low Density Residential Proposed Zoning of Property: See Detail

Acreage of Property _____

Proposed use of Property if Property is re-zoned (explain in detail) _____

Reason why Re-zone is requested: See Attached Letter

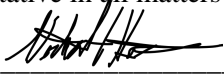
Will the proposed re-zoning conform to the City Master Plan? ☒ Yes _____ No (Explain and Attach)

Signature of Applicant



Signature of Property Owner

! Authorize _____ to act as my representative in all matters relating to this application



Signature of Property Owner

Please answer the following questions on a separate sheet of paper with specifics and attach it to this application. This information will be forwarded to the City Planning Commission members for review.

- A. Why should the present zoning be changed to allow this proposal:
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- C. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?
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4. The City Council following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
5. The re-zoning becomes effective 15 days after publication of the map/ordinance.

Planning Commission scheduled to hear this application for zone map change on:_____

Date:_____ Recommendation from Commission:_____

City Council sets public hearing on:_____

Date approved/denied:_____ Decision of Council:_____

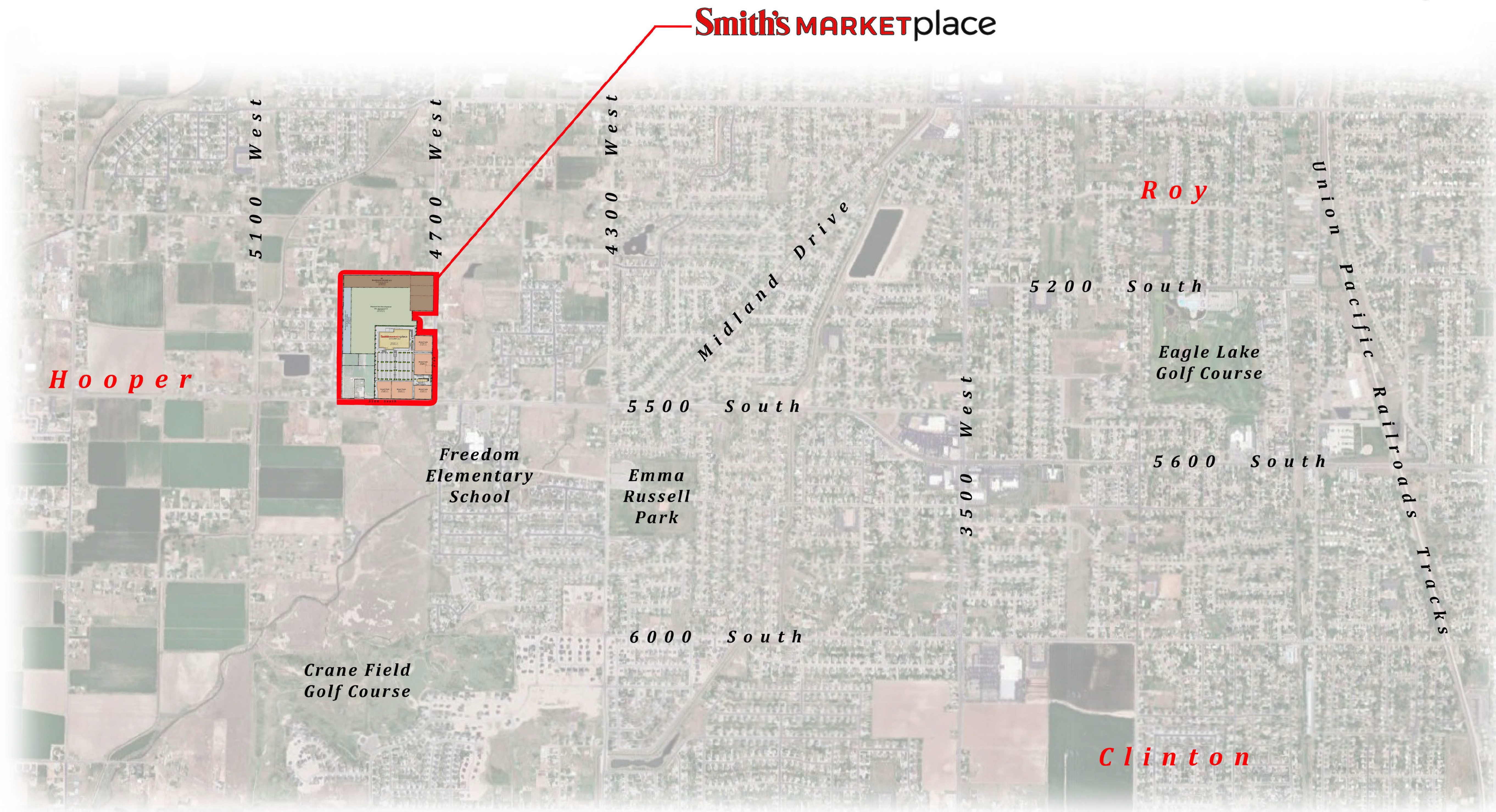
Smith's Marketplace

5500 South 4700 West

Hooper, Utah



Smith's MARKETplace



Smith's Marketplace

5500 South 4700 West

Hooper, Utah

