



HOOPER CITY
PLANNING COMMISSION AGENDA
MAY 9, 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, May 9, 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 April 11, 2024.
4. Action Items
 - a. Conditional Use Permit Request for Torghale Hooper LLC for a Group Youth Home: Drug and Alcohol Treatment Center located at parcel number 08-712-0003 lot 3.
 - 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 Jacob Clement for an oversized structure totaling 2,520 sq ft located at 5827 S 6950 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. Conditional Use Permit Request for Loy and Donna Berkeley for an oversized structure totaling 1,762 sq ft with an accessory dwelling unit totaling 952 sq ft located at 5628 W 5725 S.
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - d. Final Approval for South Four Subdivision located approximately at 4243 S 6300 W for Larry Ropelato
 - 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
5. Citizen Comment (*Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
6. Adjournment

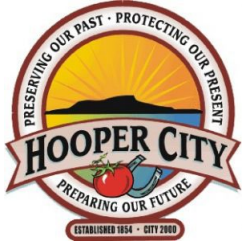
Morghan Yeoman

Morghan Yeoman, City Recorder

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

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice has been posted at the Hooper City Civic Center; the Utah Public Meeting Notice website; and hoopercity.com on or before May 9, 2024.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, April 11, 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 April 11, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

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:

Mary Simpson – Chair

AUDIENCE PRESENT:

Kamie Hubbard, Dale Fowers, Patrick Grieco, Stacie Grieco, Bridger Call, Tyler Larkin, Kathy Cox, Neil Cox

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 Greener called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Widdison led in the Pledge of Allegiance.

b. Reverence

Commissioner Cevering offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated March 14, 2024

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED MARCH 14, 2024. COMMISSIONER WIDDISON 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. Review of Conditional Use Permit Request for Tyler Larkin for an oversized structure totaling 3,087 sq ft located at 6690 W 5100 S.

Morghan Yeoman, our city recorder gave a brief presentation. Explained that the structure will be 3,087 sq ft. Commissioner Cevering asked if the site plan that was presented tonight was different from last month. Morghan confirmed no, it is the same site plan that was submitted, there has been no changes. Commissioner Prince read off the timeline that was receive from the building inspector on when the stop order was placed. Tyler stated that he is understanding of the situation and is happy to take any responsibility for this.

Commissioner Prince read off the fee schedule for the fines. Our Attorney confirmed that it would be a Class C. With there only being one interaction with Tyler, this could be determined the total cost of the fine.

COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR TYLER LARKIN FOR AN OVERSIZED STRUCTURE TOTALING 3,087 SQ FT LOCATED AT 6690 W 5100 S. WITH THE CONDITION THAT ANY APPLICABLE FINES, FEES, OR VIOLATION BE TAKEN CARE OF AND THAT WILL BE DETERMINED BY CITY STAFF. COMMISSIONER WIDDISON SECONDED

THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

b. Reviewing Ordinance 10-5C; Establish an Appeal Authority for Hooper City

Commissioner Greener explained that they are looking into having an authority that people can appeal too.

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

Sheri Bingham located at 4452 S 5500 W appreciates the planning commission reviewing this. Sheri has talked with other Mayors in weber county and ULCT and they have done away with Board of Adjustments and their recommendations is to do the Appeal Authority. Sheri also mentions that the City Council would like to appoint Brandon Richards, our city attorney to be our authority.

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

Commissioner Prince handed out the Ordinance with her recommendations fixed on them. Planning Commission had discussion and read over the ordinance.

COMMISSIONER CEVERING MOTIONED TO SEND FOR REVIEW THE ADJUSTMENTS MADE TO ORDINANCE 10-5C-1; ESTABLISHMENT OF THE APPEAL AUTHORITY. ALSO APPROVE THE CHANGES TO 10-5C-2, 10-5C-3, 10-5C-4, 10-5C-5, 10-5C-7, AND 10-5-5. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

c. Discussion - Review of the General Plan

5. Strategies Review

a. **Strategy No. 42:** Adopt development standards for signage, landscaping, street improvements, and city entryways that promote and protect the city’s rural character.

i. Reviewed and discussed. Commissioner Prince read off the ULCT handbook for Planning Commission and Land Use Authorities. Commissioner Prince feels that in order for them to attack these strategies each month, the Subdivision Ordinance needs to be looked at.

COMMISSIONER PRINCE MOTIONED TO REVIEW THE SUBDIVISION ORDINANCE 10-6 AND ARTICLE 10-6A ON MAY 9. COMMISSIONER WIDDISON SECONDED THE MOTION.

VOTING AS FOLLOWS:

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

MOTION PASSED.

b. **Strategy No. 44:** Implement land use regulations that protect vegetation in buffer areas between developed areas and sensitive wetlands and waterways.

i. Reviewed and discussed.

c. **Strategy No. 45:** Investigate an appropriate buffer distance for development around wetlands, rivers, streams, etc.

i. Reviewed and discussed.

d. **Strategy No. 46:** Consider all new developments as an opportunity to develop the city’s pathways and trails as generally delineated on the Parks, Trails, and Open Space Map.

i. Reviewed and discussed.

- e. **Strategy No. 49:** Encourage home occupations that are not disruptive to neighborhoods or the community at large through partnerships, entrepreneur training opportunities, and revisiting municipal code.
 - i. Reviewed and discussed.

- f. **Strategy No. 50:** Encourage natural features to be incorporated and preserved in the design of new developments. Promote use of landscaping techniques that incorporate species native to the area and conserve water.
 - i. Reviewed and discussed.

- g. **Strategy No. 51:** Promote land use practices that protect water quality, conserve land, and accommodate development.
 - i. Reviewed and discussed.

COMMISSIONER GREENER MOTIONED TO REVIEW THE ALLOWED USES ON MAY 9. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

COMMISSIONER PRINCE MOTIONED TO REVIEW THE FEES AND PENALTIES IN OUR CODE FOR THE VIOLATIONS OF ORDINANCES ON MAY 9. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

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.)

Patrick Greico located at 3501 S 5100 W asked if we could suspend the applications for Conditional Use Permits while they are being reviewed. Items that are more alarming than others to make sure they fit in the area. Commissioner Greener asked Patrick if he would like to be involved in some feedback.

Bridger Call located at 6440 W 5500 S questioned about a home going for sale on 4250 and questioned about a horse and animal unit.

7. Adjournment

AT APPROXIMATELY 8:12 PM, COMMISSIONER PRINCE MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

Date Approved: _____

Morghan Yeoman, City Recorder

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

Conditional Use Permit: Property

HOOPER CITY
PAID

Fee: \$200.00
Date Submitted: MAR 27 2024
Amt: 200.00 Int: BAJ
Check: 1064 Cash:

Print Applicant Name: Torghelle Hooper LLC, Representative: New Beginnings Drug and Alcohol Treatment Center LLC
 Address: See Parcel: 08-712-0003 Lot 3
 Phone #: [REDACTED]
 Day Time Phone #: _____
 Sq feet/ Acreage of property: 60.215 Acre
 Reason for conditional use: We will be building a Group Youth Home Drug and Alcohol Treatment Center

Describe use of property: We will be providing a home for youth that are needing assistance in their process to sobriety

If building on property provide site plan drawings including:

- Map of property showing adjacent streets *Included in the attached documents*
- Building/structure dimensions and distance from other structures *Included in the attached documents*
- Distance from property lines. *Included in the attached documents*
- List any easements on property *Included in the attached documents*
- Roof pitch, roofing material, Building materials, driveway materials *Included in the attached documents*
- Concept drawing of what structure will look like *Included in the attached documents*
- Building materials *Included in the attached documents*
- Driveway materials *Included in the attached documents*
- Landscaping design *Included in the attached documents*

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

This application will be evaluated by, but not limited to, the following items. You may want to address these issues on the back of this application. *Below items are addressed in attached document*

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

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Owner Signature: Robert Torghelle dotloop verified 03/27/24 11:20 AM MDT MXVT-FAQT-VPRK-GWNQ

Date: _____

Approval Date: _____ Disapproval Date: _____
 Planning Commission Chairman

Comments/Conditions: _____

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

Applicant/Representative: Matthew Lowe dotloop verified 03/27/24 10:36 AM MDT ZCXQ-GG9P-Q1MD-LHSH



NEW BEGINNINGS
 HOOPER CITY, WEBER COUNTY, UTAH

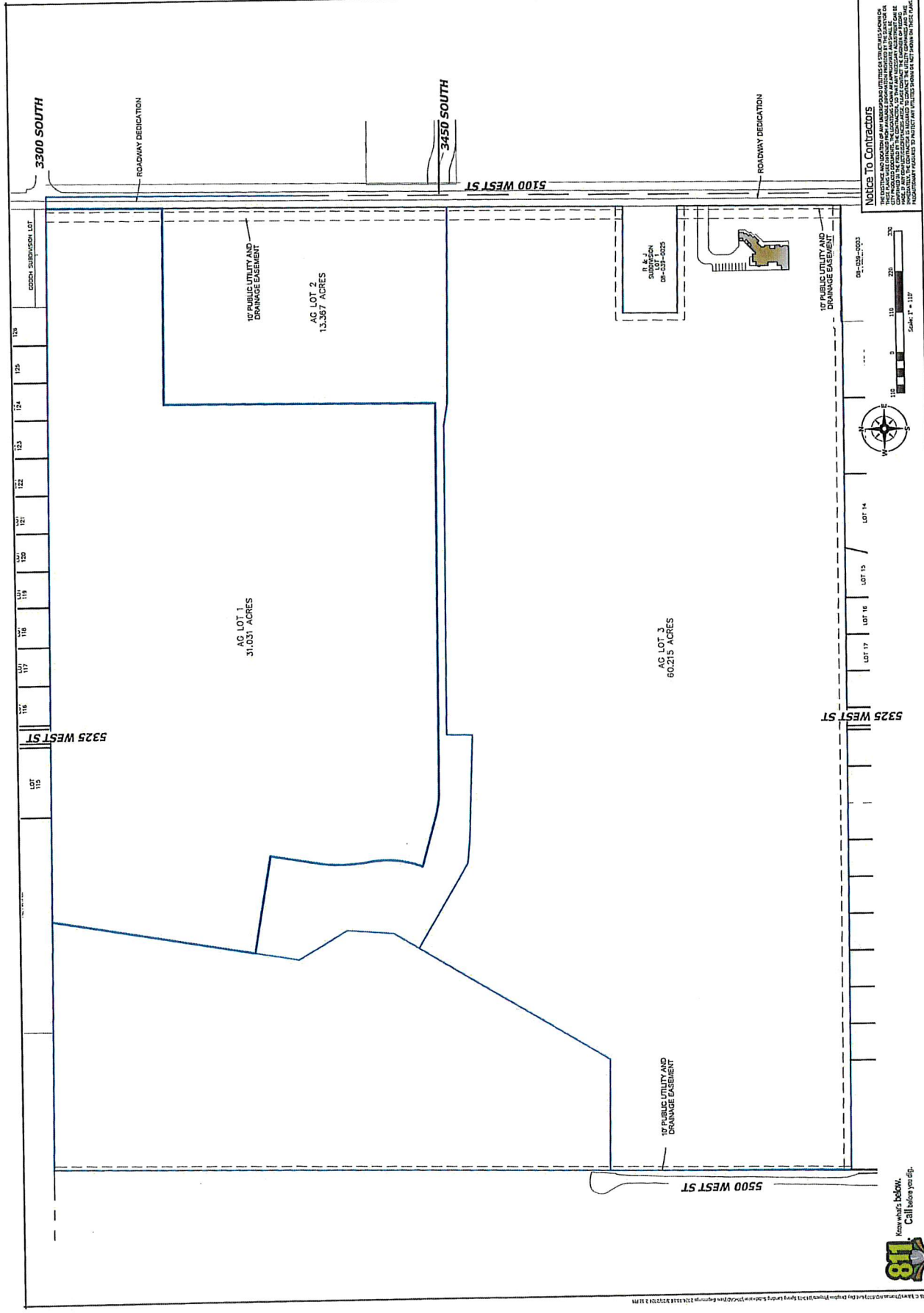
REV.	DATE	DESCRIPTION	BY
0	09-13-23	INITIAL SUBMITTAL TO CITY	TP

VERIFY SCALES
 ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 IF ANY DIMENSIONS ON THIS PLAN EXCEED 1" ON DRAWING, THE DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

PROJECT INFO:
 Project: T. Williams
 District: T. Williams
 Date: 11/7/2023
 File No.: 24001
 SHEET TITLE

Overall Layout

SHEET NO. **C100**





Bedrooms: 8	Total Sq. Ft.: 11715	Width: 133' 6"
Full Baths: 8	Main floor: 4927	Depth: 100' 0"
Half Baths: 3	Upper floor: 2594	Height: 30'
Levels/Stories: 2	Lower Floor: 4194	Roof Pitch (primary):
Garage Stalls: 3	Bonus Room: 366	16:12
	Garage: 1583	Walls: 2"x4"
	Porches: 2648	Ceiling Height
		(Main): 10'

Building Materials

Structure: Wood Framing
Roofing: (GAF) 40-year Architectural Shingles
Windows: (Amsco) Low E
Exterior: Stone or Brick and Wood or Fiber Cement Siding around entire structure
Soffit and Fascia: Aluminum
Rain Gutters: Seamless Aluminum
Driveway Materials: Engineered Concrete





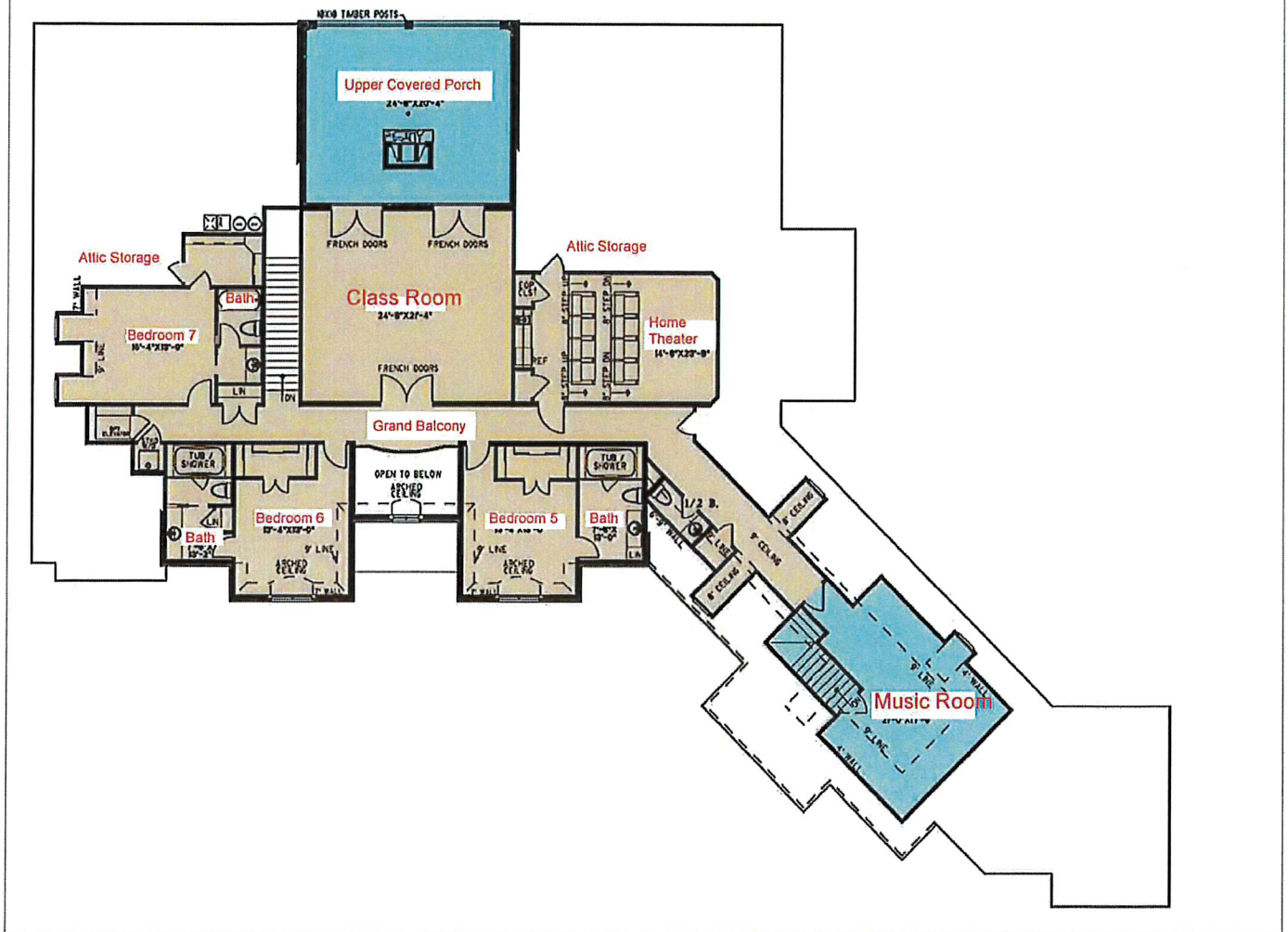


Main Floor



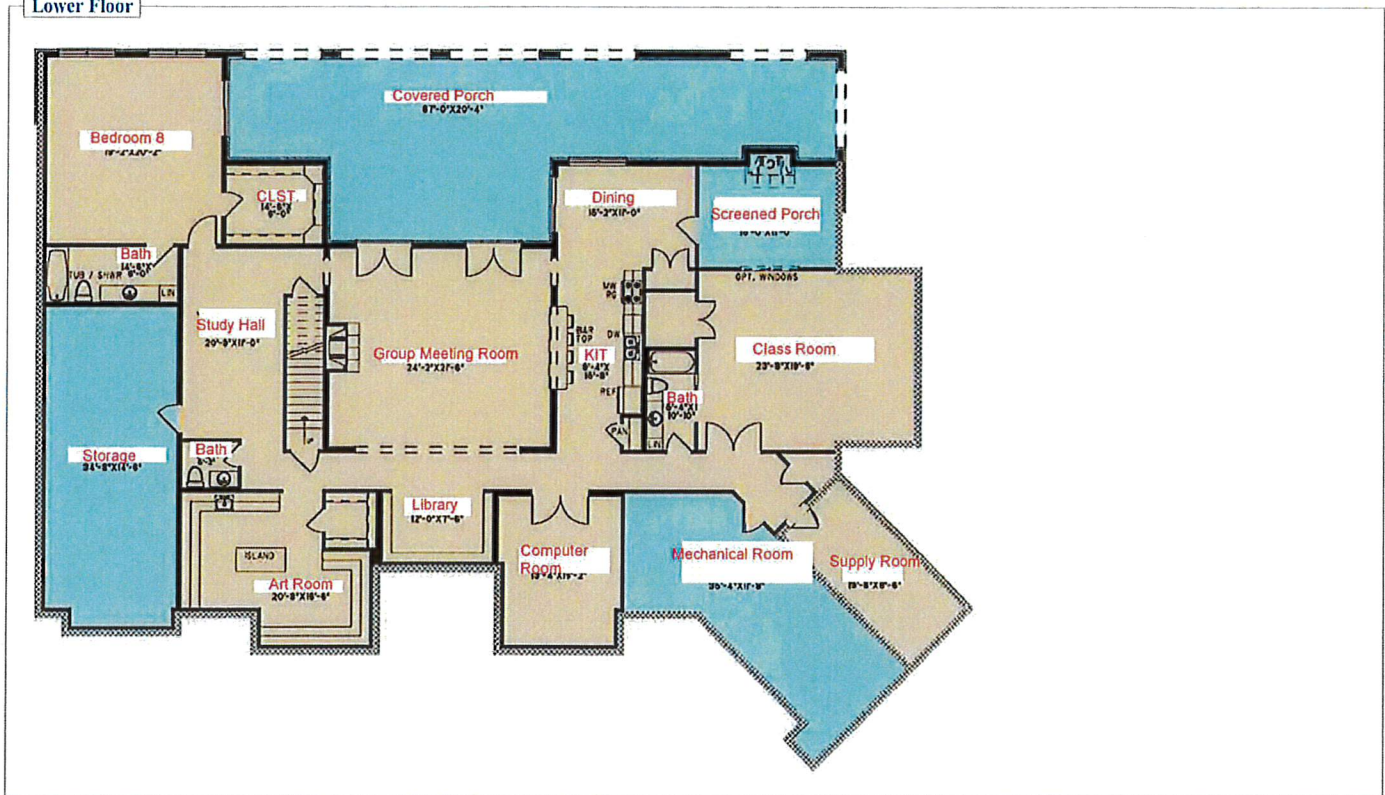


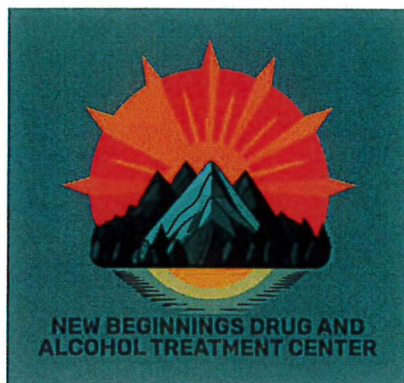
Upper/Second Floor





Lower Floor





Group Home Plan

Traffic

Traffic for our facility will have a very minimal impact on the community. Residence will not be allowed to have any vehicles onsite or leave unless checked out from the facility. There will be 24-hour staffing broken up into three shifts. With this broken up into three shifts, this will keep our traffic in and out of the facility to a minimum as well.

Fencing

The 3-acre lot will have a 6' privacy fence around the entire property.

Business Operation/Use of structure

Our Youth Group Homes purpose will be in creating a safe and unified home for the sobriety and recovery of the youth who have been struggling with their sobriety. We will offer them group and one on one programs that will be designed to their own struggles in hopes for a strong recovery.

Safety/Security

- Staff will be onsite 24/7 making safety and wellness rounds every 30 minutes documenting each location of the resident.
- There will be a closed-circuit security system accessible only to the staff that will monitor the exterior and interior of the facility.
- The nearest Emergency Services are located approximately 2 min (1.2 Miles) away at 4646 W 4000 S. West Haven, UT 84401

Pollution/Odors

We will follow the Hooper City Ordinances to help keep our impact to the best minimum practices as we can.

<https://hooper.municipalcodeonline.com/book?type=ordinances#name=TITLE VI HEALTH AND SANITATION>

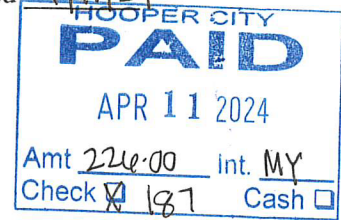
Noise

We will follow the Hooper City Ordinances to help keep our impact to the best minimum practices as we can.

<https://hooper.municipalcodeonline.com/book?type=ordinances#name=TITLE IX PUBLIC OFFENSES ORDINANCE>

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

Mailings 26
Fee: \$200.00
Date Submitted 4/11/24



Conditional Use Permit: Oversized Structure

Print Applicant Name: JACOB CLEMENT
Address: 5827 S. 6950 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: 2,520 SF
Height of Structure: 22.5 ft RIDGE HEIGHT

- What will the structure be used for? STORAGE OF RECREATIONAL AND YARD EQUIPMENT
- Will any plumbing be installed in the structure? Yes _____ No ✓
- Will any electricity be installed in the structure? Yes _____ No ✓
- Will structure be used for a business? Yes _____ No ✓
- If yes, have you applied for a business license with Hooper City? Yes _____ No _____

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

Please address these issues on the back of this application.

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

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

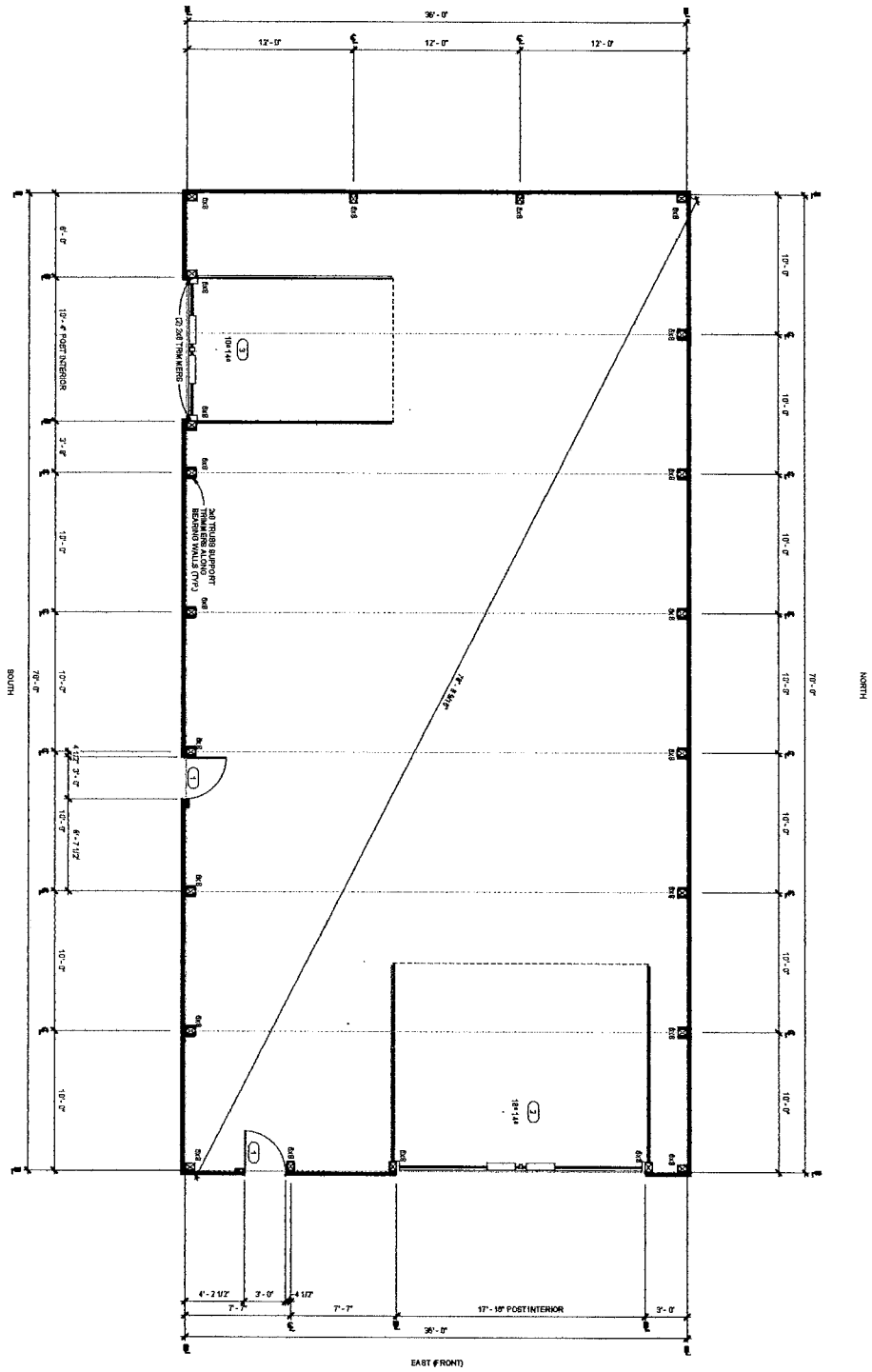
Signature: [Signature] Date: 4-11-24

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.

WEST



NORTH

EAST (FRONT)

BOSS

1	WOOD	2\"/>
2	WOOD	2\"/>

NOTE:
SEEDED PORT INTO CONCRETE PER
SHEET FOR CONCRETE. ALL
STEEL PANELS ARE INSTALLED IN
UNLESS OTHERWISE SPECIFIED.

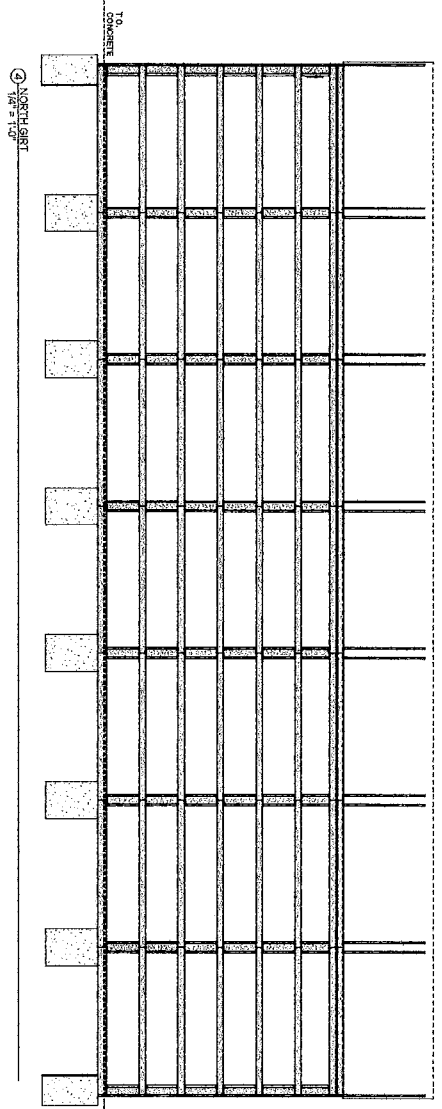
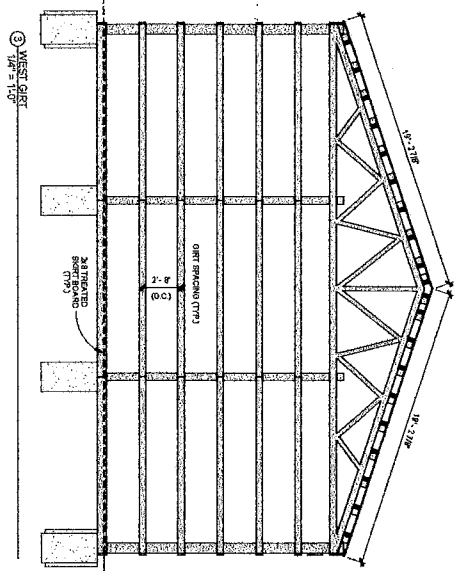
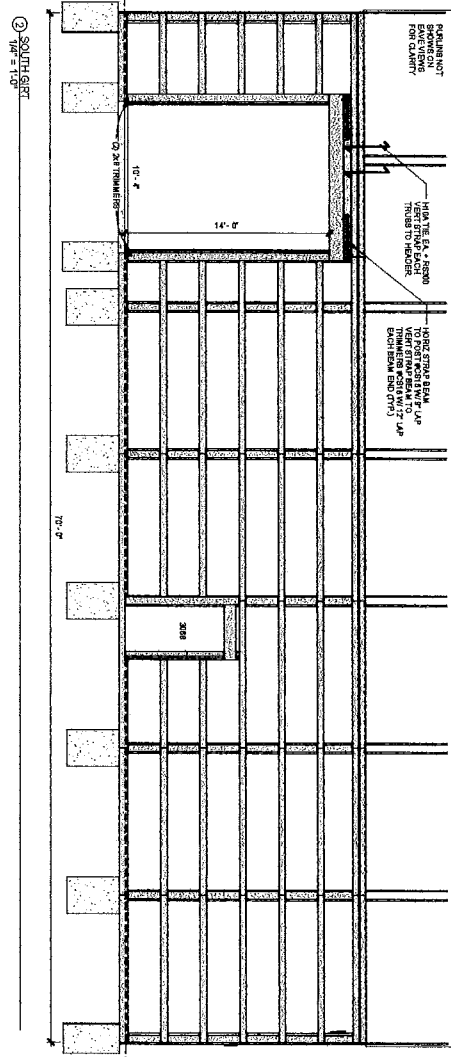
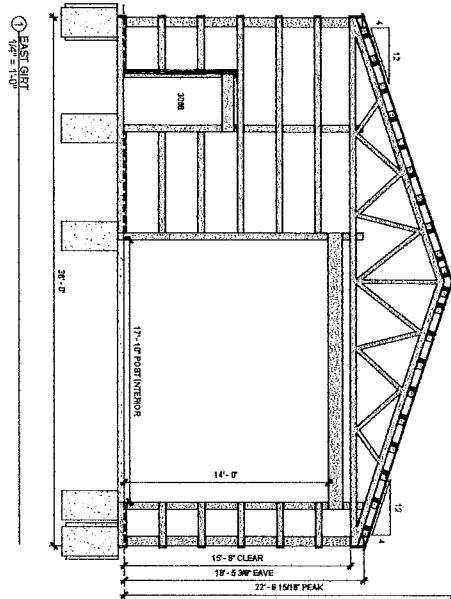


INFLUATION

1	WOOD	2\"/>
2	WOOD	2\"/>

DOORS

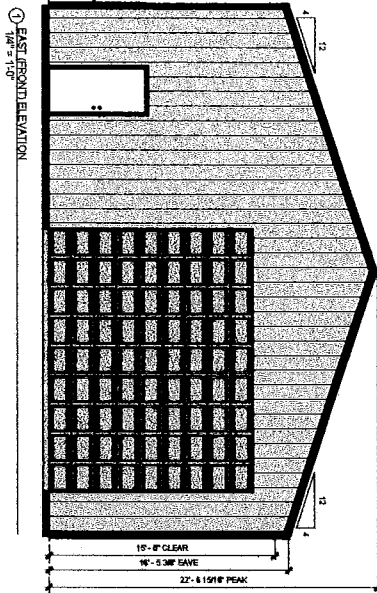
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3	WOOD	2\"/>



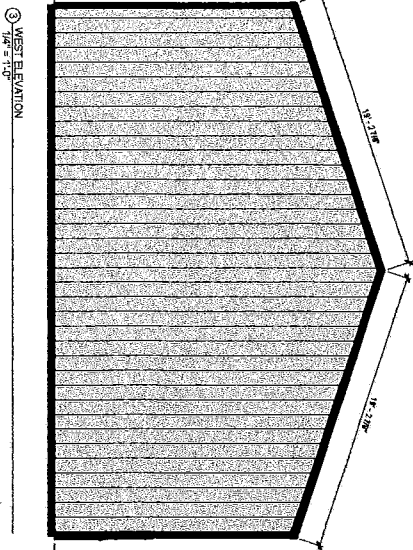
DATE: 4/20/24
 SCALE: 1/4" = 1'-0"
 DRAWN BY: CSC
 JOB: CLEMENT
 SHEET NO: 0
 PROJECT: Jake Clement Building
 Drawing Title

JAKE CLEMENT BUILDING
 5827 South 6650 West
 Hooper, UT 84315

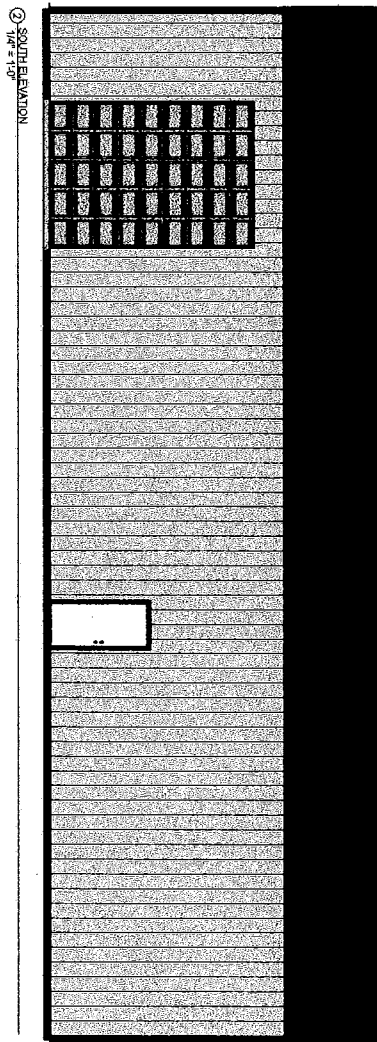
ROPER BUILDINGS / DMLP RESOURCES
 (801) 689-3630



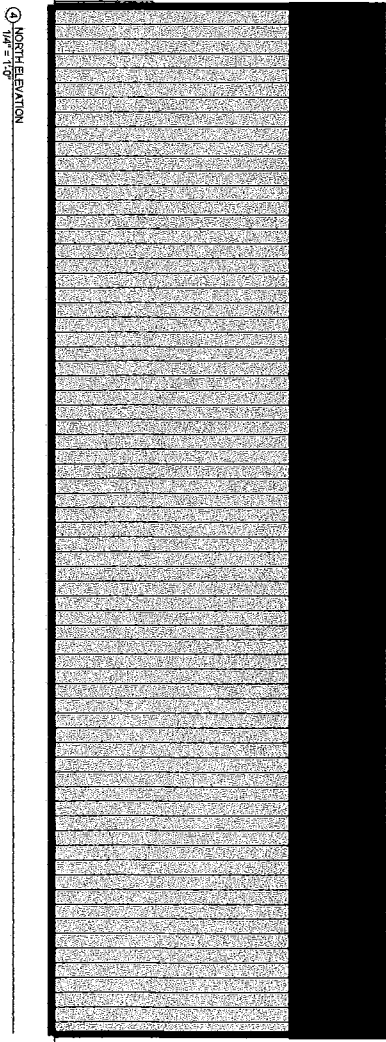
① EAST FRONT ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



④ NORTH ELEVATION
1/4" = 1'-0"

JAKE CLEMENT BUILDING

5827 South 8950 West
Hooper, UT 84315

ROPER BUILDINGS / DMLP RESOURCES

(801) 689-3630

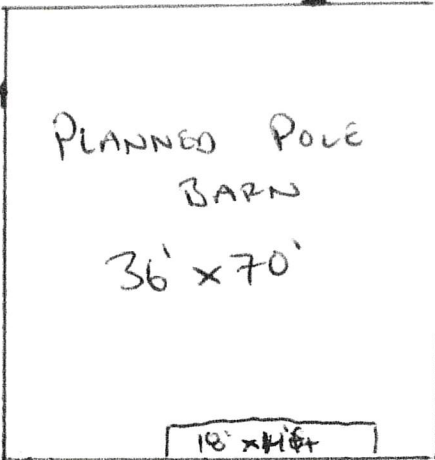
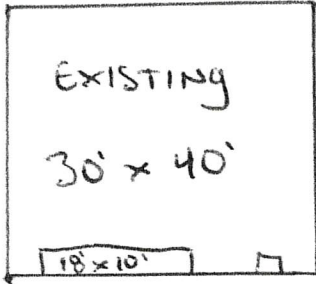
DATE: 9/25/21
DRAWN BY: J. C.
CHECKED BY: J. C.
SCALE: 1/4" = 1'-0"
PROJECT: JAKE CLEMENT BUILDING
NO. OF SHEETS: 13
SHEET NO.: 11
REVISIONS:

FOWERS

12'

56'

109'

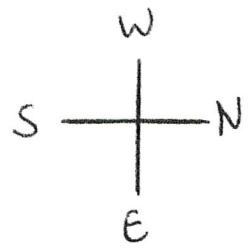
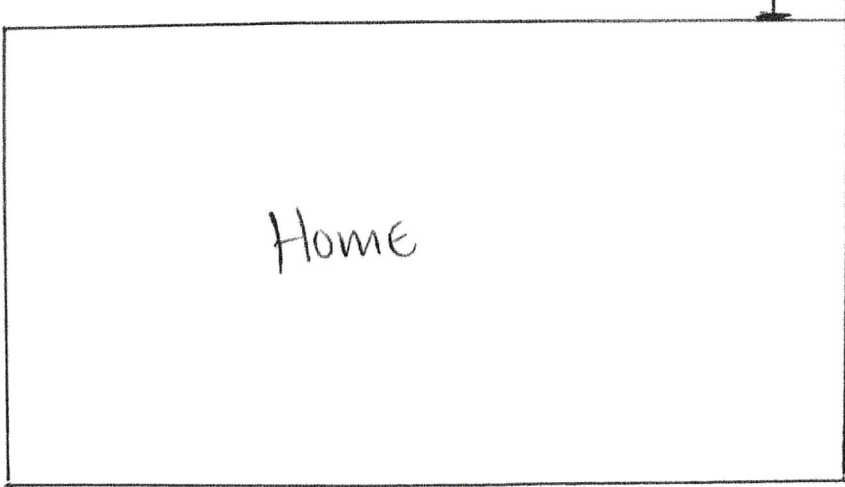


12'

150'

THE BERGERS

THE TEELS



6950 WEST

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

Mailing: 28-00
Fee: \$200.00
Date Submitted 4/11/24

Conditional Use Permit - ADU

Print Applicant Name: Loy and Donna Berkeley / John-Jamie Berkeley

Address: 5712 S. 4400 W. Hooper

Phone #: [REDACTED] (Donna)

Day Time Phone #: same

Build -

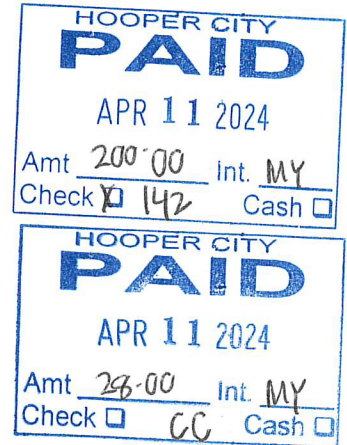
5628 W. 5725 S. Hooper

Reason for conditional use: build a 952 sq ft ADU in ours son's backyard. and finish basement in main house.

Describe use of property: Senior ADU for aging disabled parent. basement of mainhouse to accomodate family meeds.

If building on property provide site plan drawings including:

- Map of property showing adjacent streets
- Building/structure dimensions and distance from other structures
- Distance from property lines.
- List any easements on property
- Roof pitch, roofing material, Building materials, driveway materials
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design



Total Sq. footage of Structure: 952 + 1762

Total Sq. footage of ADU: 952

Height of Structure: _____

Acreage of Property: _____

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

This application will be evaluated by, but not limited to, the following items. You may want to address these issues on the back of this application.

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

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Signature: [Signature]

Date: April 10, 2024

Approval Date: _____

Disapproval Date: _____

Planning Commission Chairman

Comments/Conditions: _____

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

Dated 4/10/2024

I, John and Jamie Berkeley have read and understand the requirements to be allowed to have a secondary detached dwelling unit on my property and will follow city requirements for as long as the unit is being used:

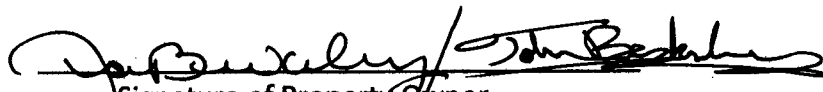
"DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principal dwelling, is a minimum of 400 square feet and a maximum of 960 square feet in size and is subordinate to the principal dwelling. The secondary unit may have separately metered (utilities), must contain kitchen and bathroom facilities and the principle dwelling must be occupied by the property owner. Secondary structure must meet the minimum setback from property lines as identified for a Dwelling, Single Family Detached."

Property address: 5628 W. 5725 S. Hooper Ut. 84315

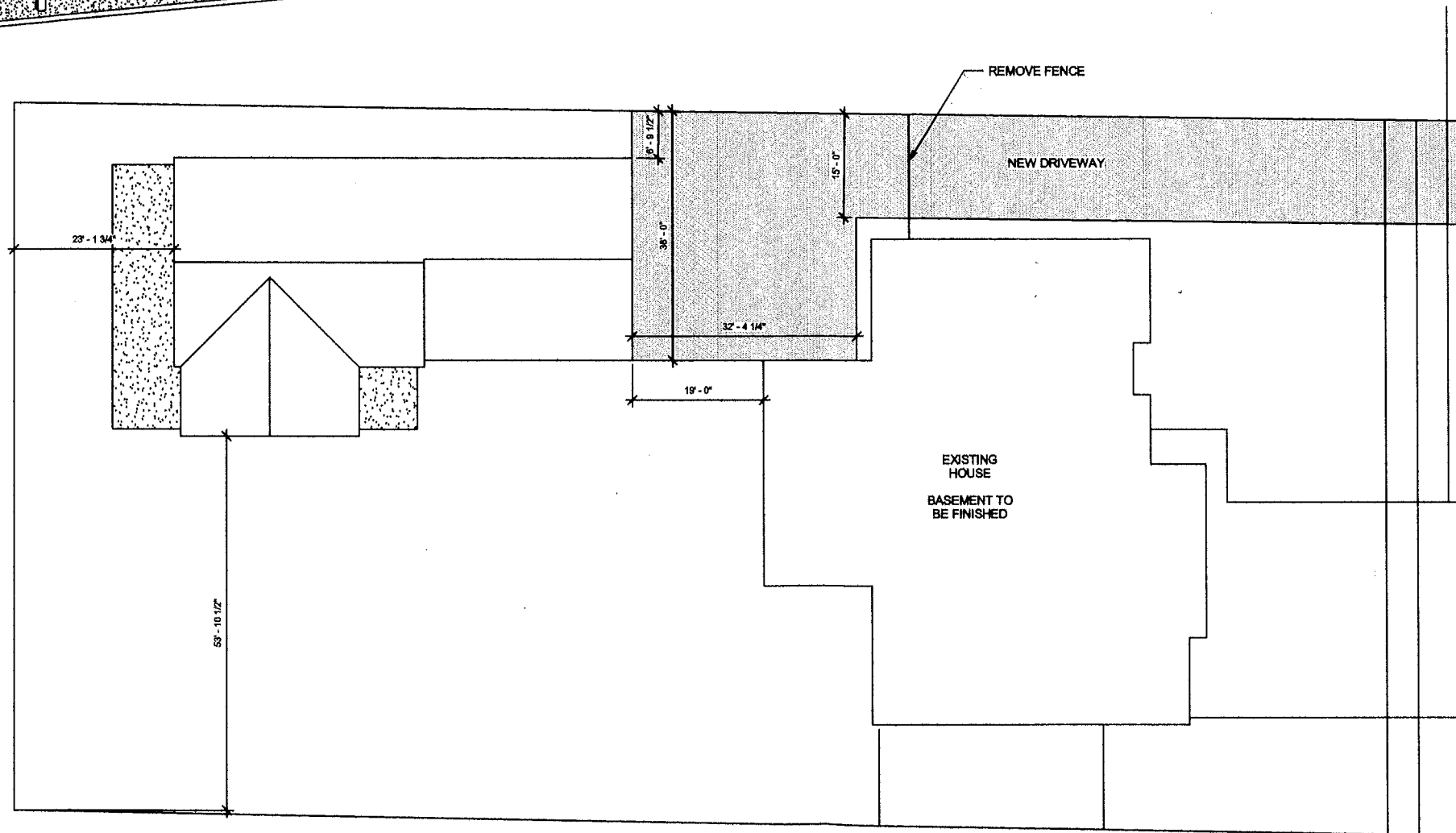
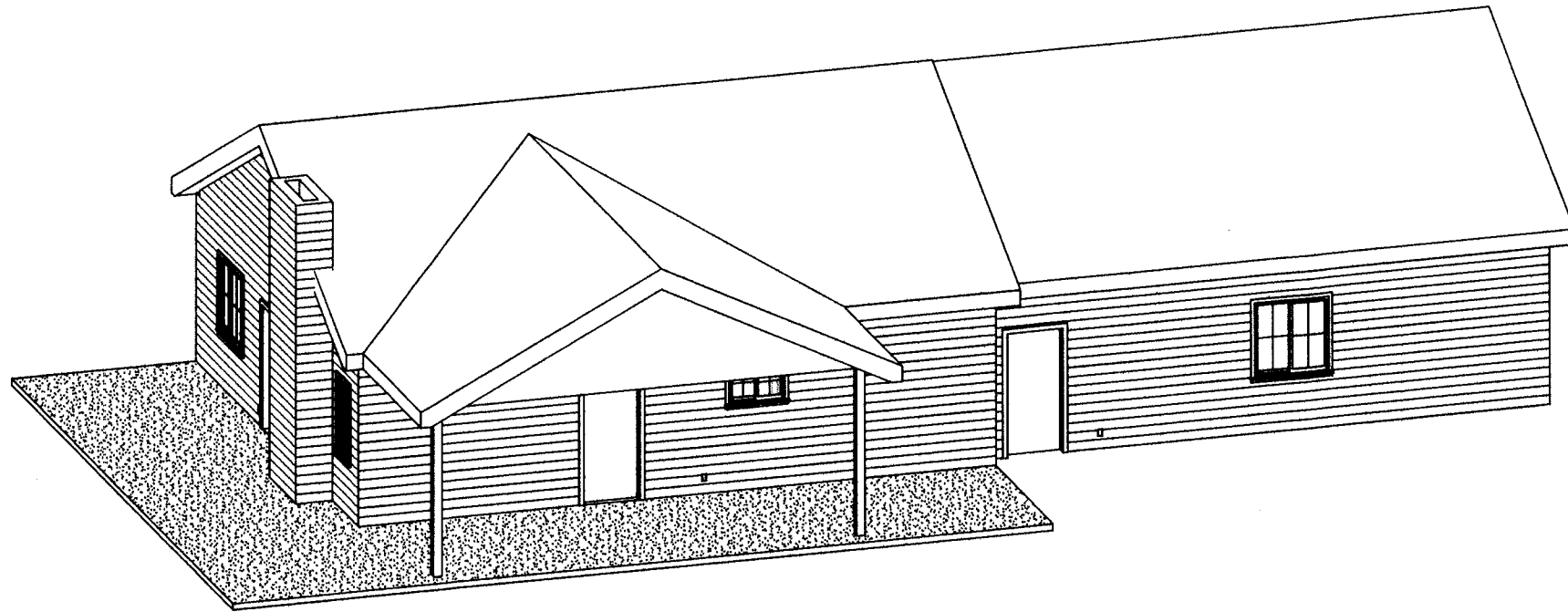
Owner of Property: John and Jamie Berkeley

Phone #: 801-309-9335

Email: Jerbear53183@yahoo.com


Signature of Property Owner

PROPOSED ADU AND BASEMENT FINISHING FOR MITCH AND DONNA BERKELEY



BUILDING AREA	
LIVING SPACE	- 952 SF
GARAGE	- 810 SF
FINISHING OF BASEMENT OF EXISTING HOUSE	- 1,498 SF

BUILDING METHODS TO CONFORM TO IRC 2015

SHEET INDEX:

C1	SITE PLAN
G1	NOTES
G2	NOTES
G3	NOTES
G4	NOTES
G5	NOTES
A1	ADU FLOOR PLAN
A2	ADU ELEVATIONS
E1	ADU ELECTRICAL PLAN
B1	BASEMENT FLOOR PLAN
EB1	BASEMENT ELECTRICAL PLAN
S1A	FOUNDATION PLAN
S1B	FLOOR FRAMING PLAN
S1C	ROOF FRAMING PLAN
SD1	DETAILS
SD2	DETAILS
SD3	DETAILS

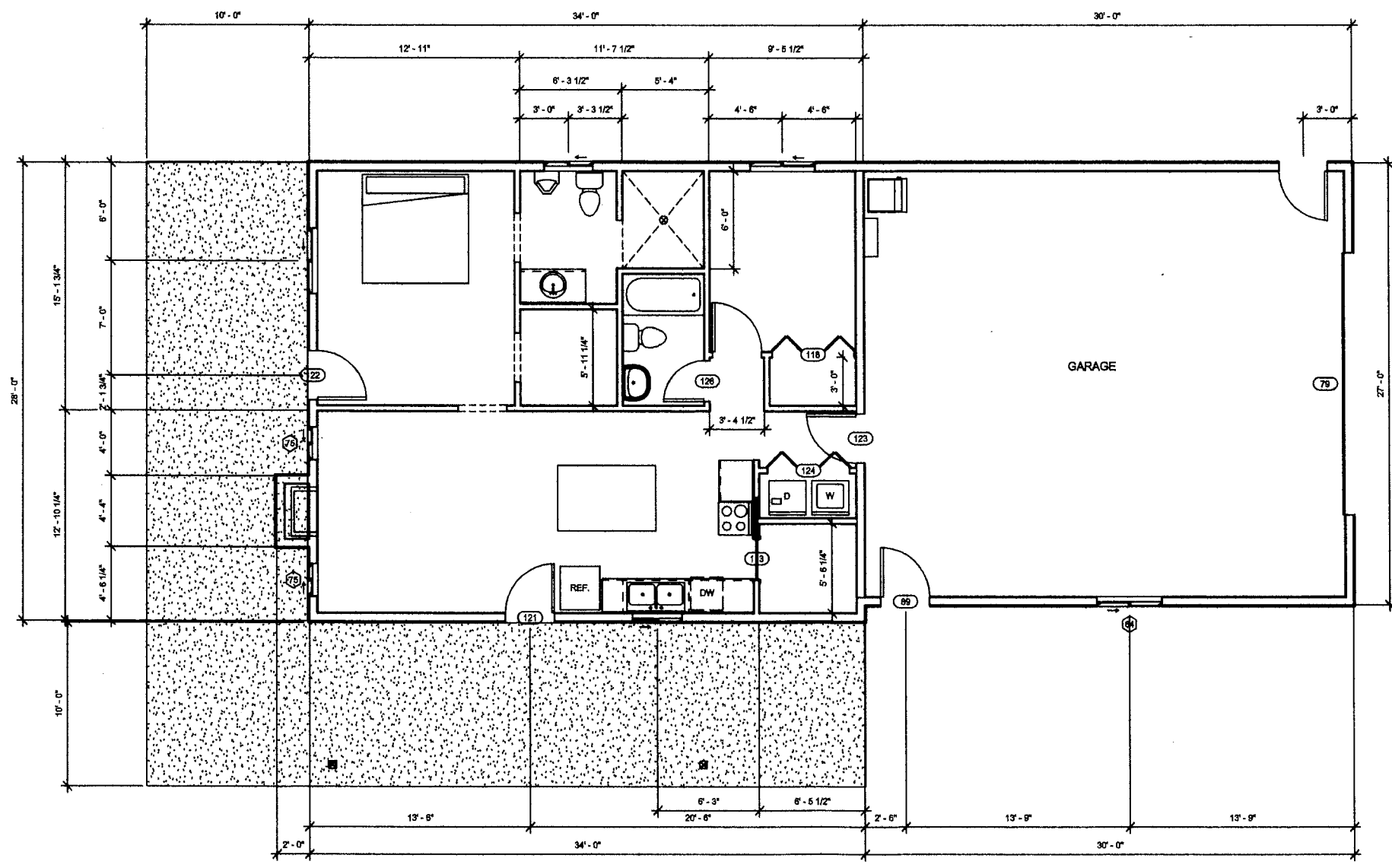
MJ DRAFTING & DESIGN

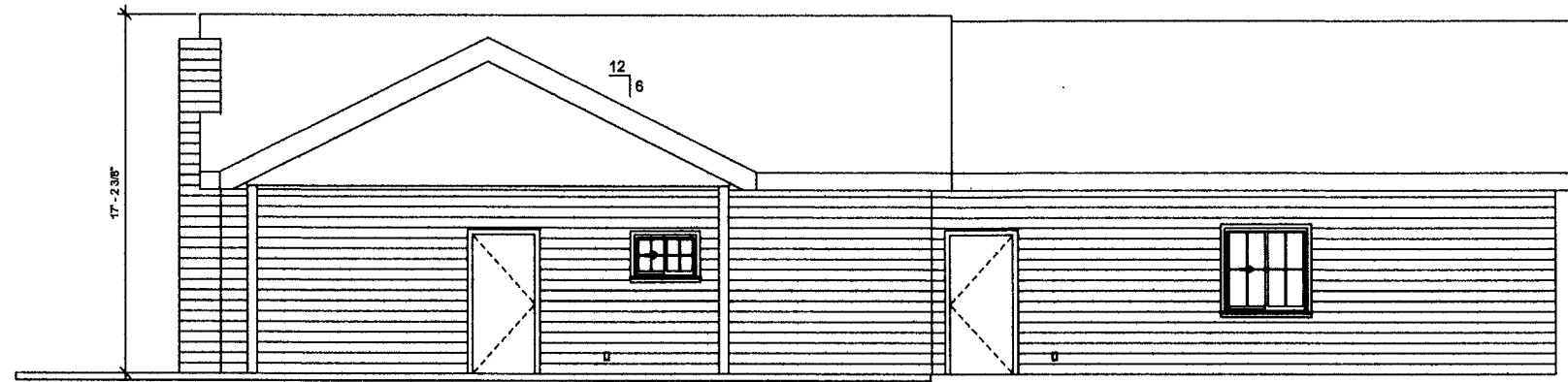
BERKELEY
ADU SITE PLAN

1/4"=1'-0"

5628 W 5725 S
HOOPER UTAH

SHEET
C1

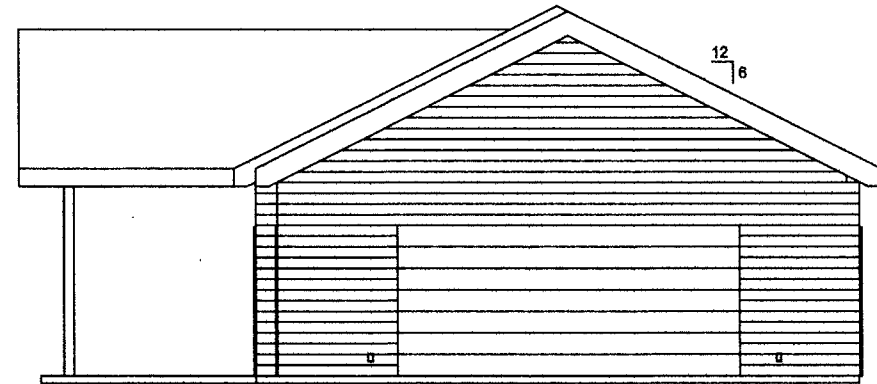




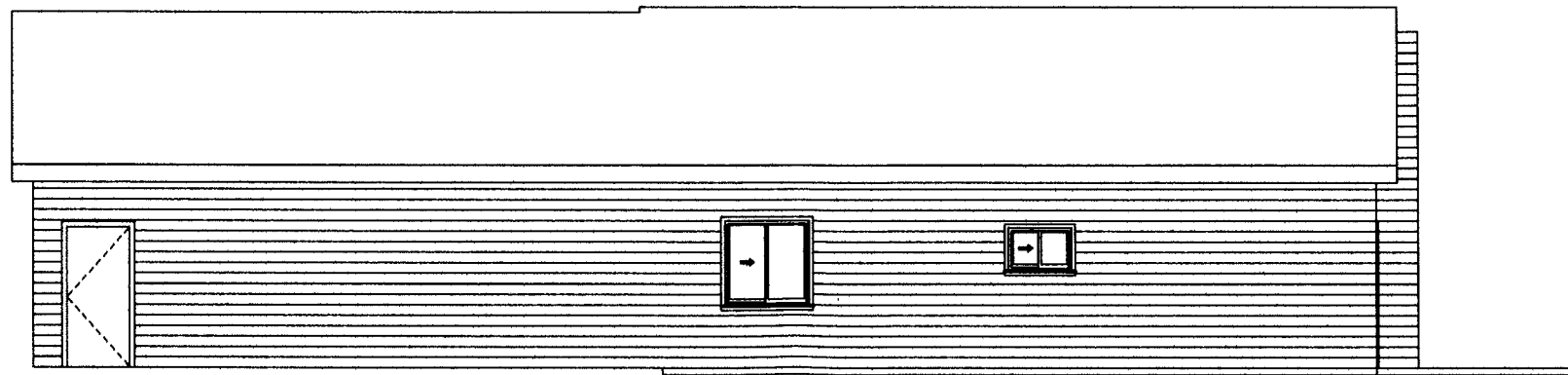
WEST



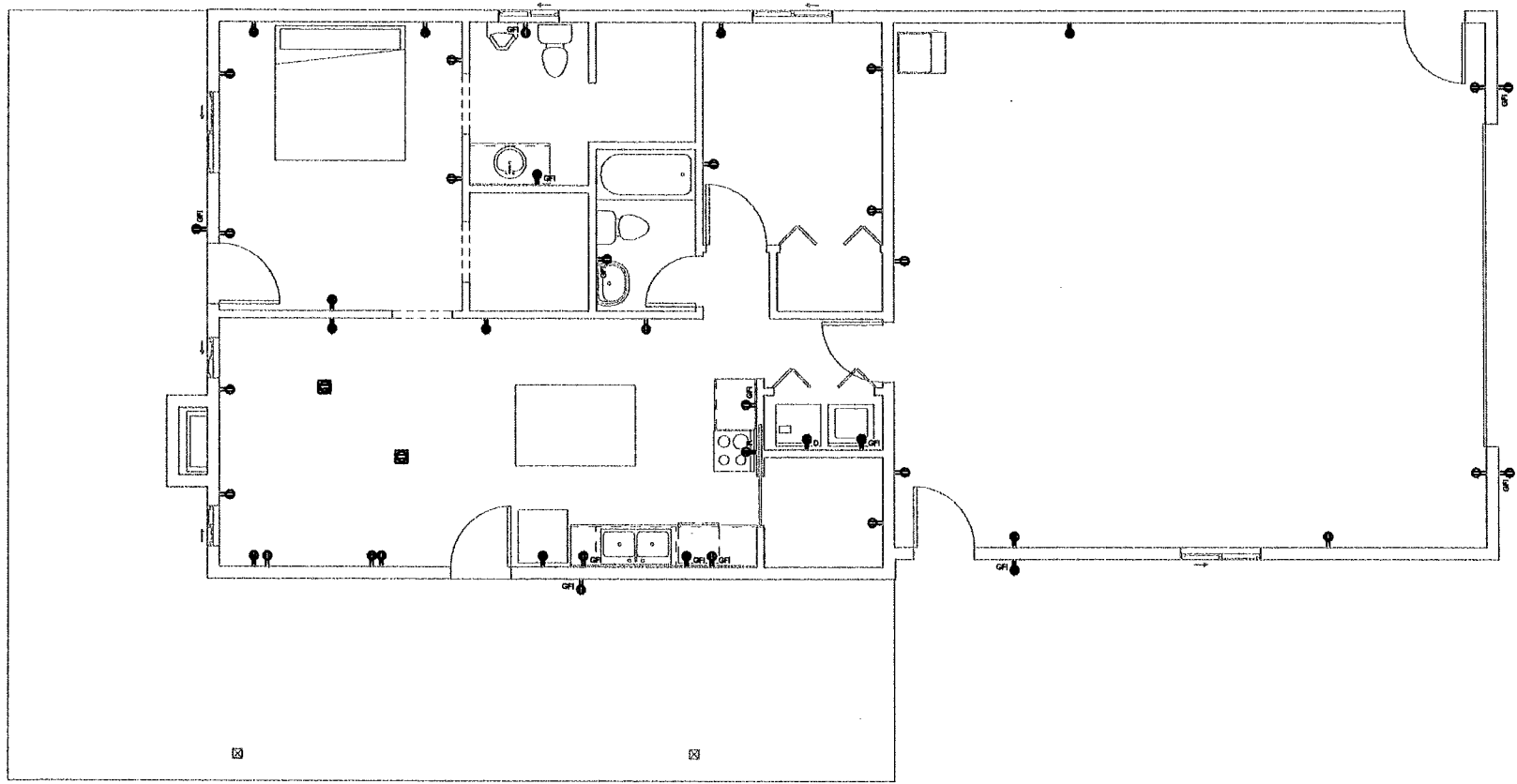
NORTH



SOUTH



EAST



**MJ DRAFTING
& DESIGN**

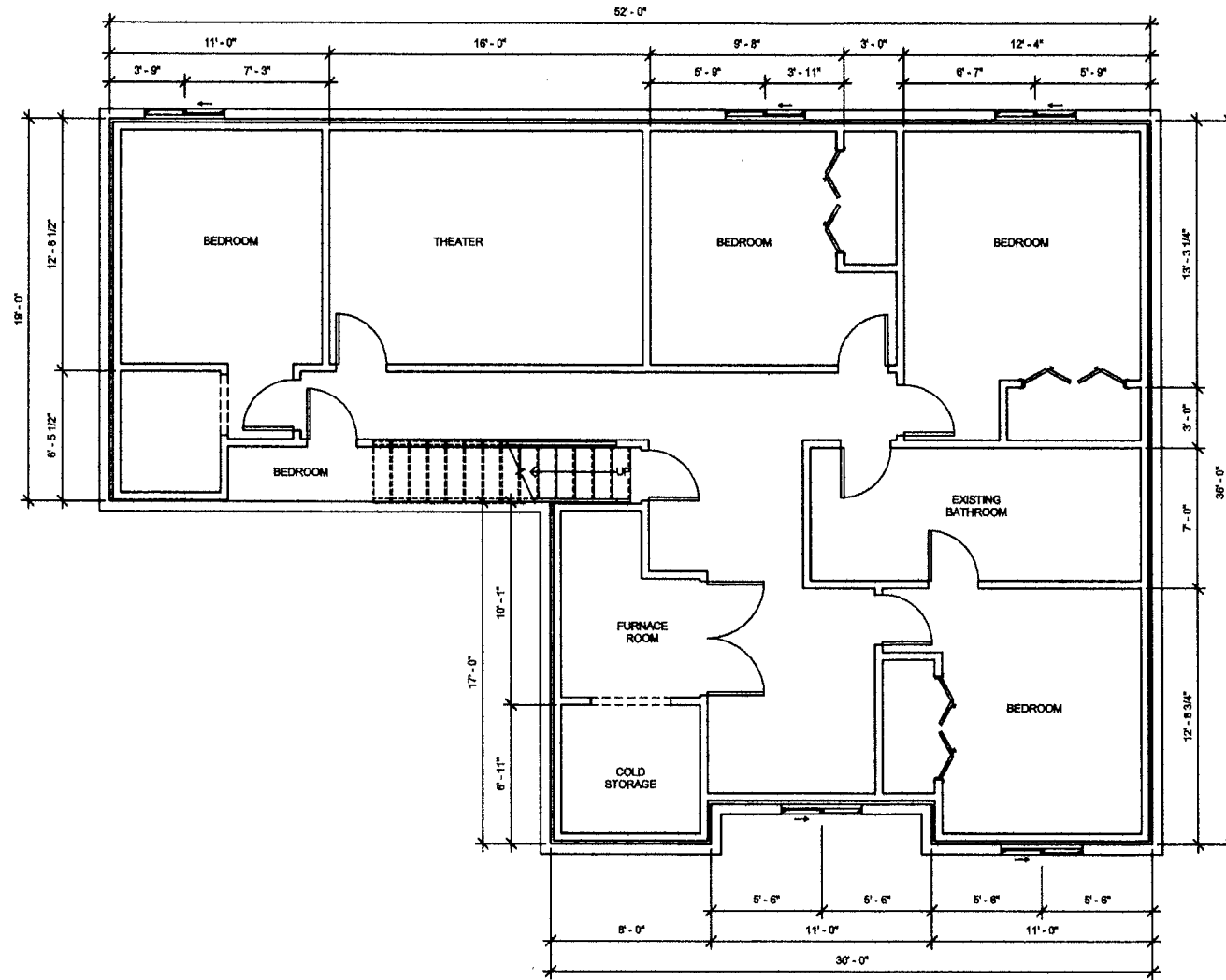
BERKELEY
ADU ELEVATIONS

1/4"=1'-0"

5628 W 5725 S
HOOPER UTAH

SHEET

E1



MINOR SUBDIVISION (≤ 3 LOTS) APPLICATION

Subdivision Name South Four Zone _____

Existing Parcel(s) # 100090022

Address of Subdivision _____ Hooper City, UT No. of Units or Lots 1

Owner Name Larry & Dawn Popelato family trust Address 4243 S. 6300 W. Phone [REDACTED]

e-mail Address larry@tjtrailers.um

Developer Name _____ Address _____ Phone _____

e-Mail Address _____

Surveyor/Engineer Reeve & Associates Attn Jason Felt

e-mail Address office@reeve.co Phone [REDACTED]

UTILITIES:

Culinary Water: Hooper Water Improvement District Taylor West Weber

Secondary Water: Hooper Irrigation Sewer Roy Conservancy Wilson Irrigation

Sewer Connection Available: Yes No If no, is septic system feasible? _____

Lowest elevation in development _____

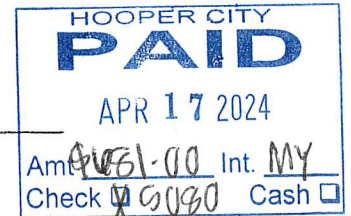
Please describe any agreements, rights-of-way, easements, etc. that could effect this site:

The above information is true and accurate to the best of my knowledge.

Kristen Nelson
Signature Nelson & Nelson Const.

[REDACTED]

4-16-24
Date



Official use only

Minor Subdivision Fee: \$ 600⁰⁰

Mailer Fee: \$ 27⁰⁰

Recording Fee: \$ 54⁰⁰

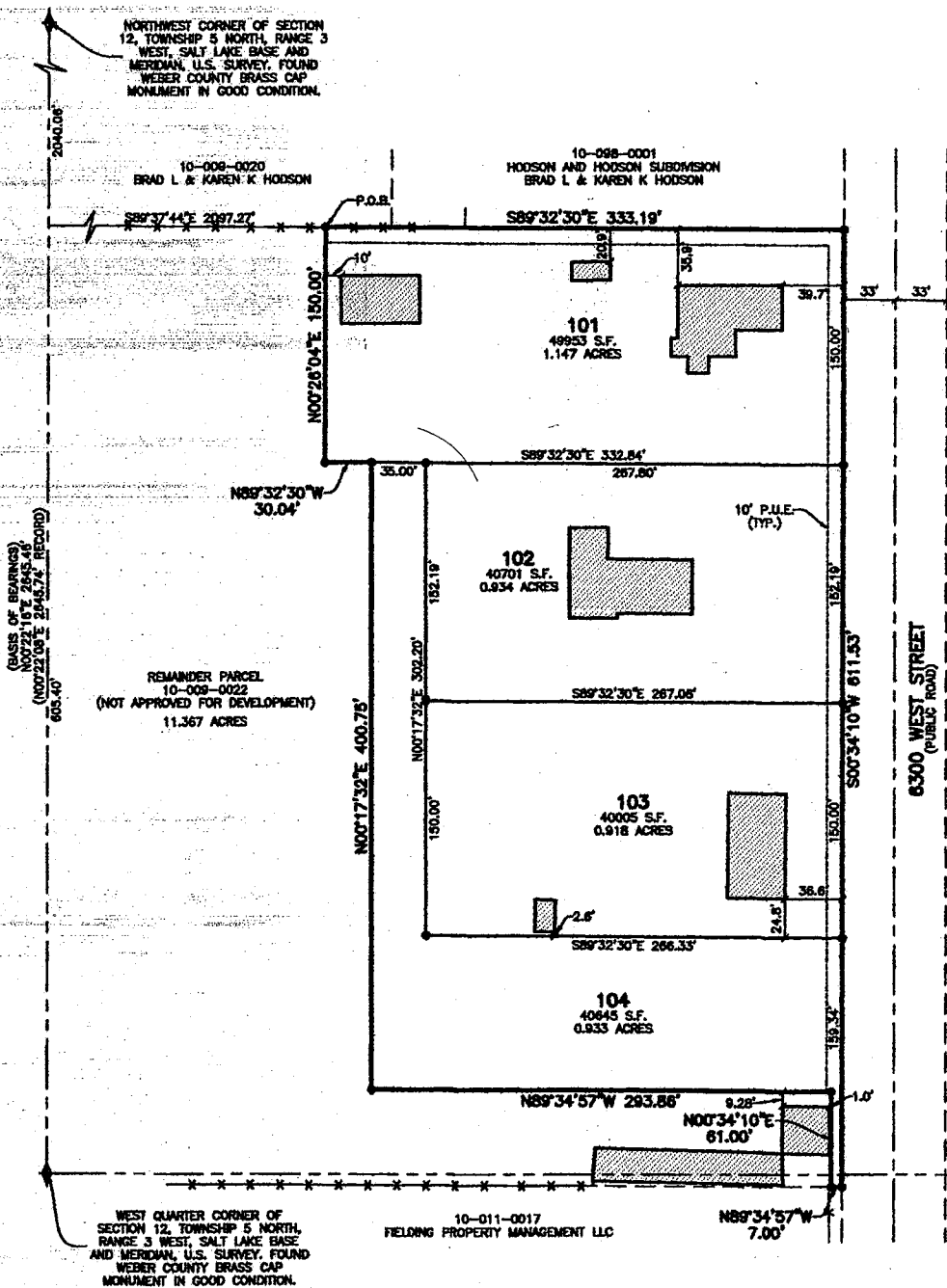
\$681⁰⁰

Planning Commission Approval: _____

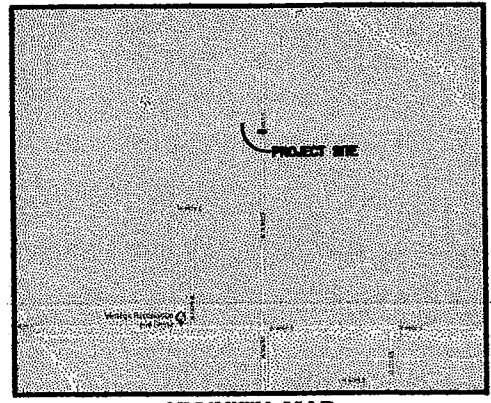
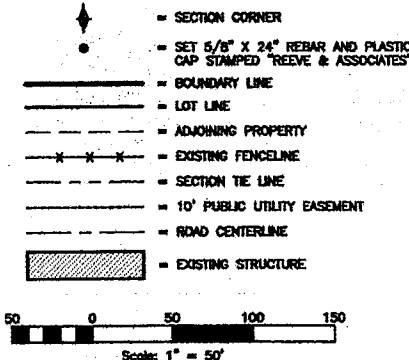
City Council Approval: _____

37 MAILERS - 10 ADDRESSED = 27

AMENDING LOT 1 OF ROPELATO SUBDIVISION TOGETHER WITH OTHER LANDS
PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
MARCH, 2024



LEGEND



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N00°22'16\"

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 1 OF ROPELATO SUBDIVISION TOGETHER WITH OTHER LANDS AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8\"

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH LIES 805.40 FEET NORTH 00°22'16\"

NOTES

- MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT AFFILIANT AND PROPERTY OWNER.
- DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.
- NO BASEMENT PERMITTED

PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SOUTH FOUR SUBDIVISION IN HOOPER CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HOOPER CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

UTAH LICENSE NUMBER 6238263 JASON T. FELT



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A FOUR LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT SOUTH FOUR SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE TO HOOPER CITY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

LIR INVESTMENT COMPANY LTD

NAME/TITLE
LARRY & DAWN ROPELATO FAMILY TRUST

NAME/TITLE
JUSTIN & WF NATALE ROPELATO

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID TRUST AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID TRUST AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.
Surveyor: J. FELT
Designer: M. ANDERSON
Begin Date: 3-19-2024
Name: SOUTH FOUR SUBDIVISION
Number: 3447-03

220 CHURCH STREET, SUITE 14, HOOPER, UTAH 84403
TEL: (801) 621-3999 FAX: (801) 621-3999

Developer:
LARRY ROPELATO
4843 S 6300 W
HOOPER, UT
801-644-8870

HOOPER IRRIGATION COMPANY
APPROVED THIS _____ DAY OF _____, 20____, BY THE HOOPER IRRIGATION COMPANY.
HOOPER IRRIGATION COMPANY

HOOPER WATER IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____, 20____, BY THE HOOPER THE HOOPER WATER IMPROVEMENT DISTRICT.
HOOPER WATER IMPROVEMENT DISTRICT

HOOPER CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
HOOPER CITY ENGINEER DATE

HOOPER CITY MAYOR
PRESENTED TO THE HOOPER CITY MAYOR THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
HOOPER CITY MAYOR HOOPER CITY RECORDER

HOOPER CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.
HOOPER CITY ATTORNEY

Weber County Recorder
Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
_____ Deputy.



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

March 25th, 2024

Hooper City Planning Commission
5580 W 4600 S
Hooper, Utah 84315

RE: **FINAL WILL SERVE LETTER** – South Four Subdivision, Lot 104

The development is located at approximately 6300 West and 4200 South in Hooper, Utah and consists of 4 lots. Three of the lots are pre-existing and Lot 104 has been added to the subdivision. The water and fees have already been surrendered for the original three lots.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address.

This letter states that the above project is within the boundaries of Hooper Irrigation Company. A formal application has been made to our office. There have been sufficient water shares of Hooper Irrigation Stock surrendered for the development water use and access fees have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing to assume the maintenance of the installed secondary lines as they become utilized. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office.

If you have any questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Board Secretary
Hooper Irrigation Co.



Kristen Nelson <nelsonandnelsonoffice@gmail.com>

approval letter

5 messages

Kristen Nelson <nelsonandnelsonoffice@gmail.com>
To: dreed@weberfd.com

Wed, Apr 10, 2024 at 4:03 PM

David, I need to see what you need from me to get an approval letter for lot 104 South Four Subdivision, located approximately 6300 W and 4200 S in Hooper UT. Three of the lots are pre-existing, lot 104 is the fourth. Let me know

Thank you!

--



KRISTEN NELSON

Secretary

- 801-388-7883
- nelsonandnelsonoffice@gmail.com
- 1990 S 5000 W Taylor, UT 84401

2024.3.19 South Four Subdivision.pdf
647K

David Reed <dreed@weberfd.com>
To: Kristen Nelson <nelsonandnelsonoffice@gmail.com>

Mon, Apr 15, 2024 at 3:42 PM

Is this just a subdivision, or are you building a home? If it's a home, please send a site plan.

Thanks!



David Reed
Deputy Chief/Fire Marshal
8017823580 ext.205

From: Kristen Nelson <nelsonandnelsonoffice@gmail.com>
Sent: Wednesday, April 10, 2024 4:03 PM
To: David Reed <dreed@weberfd.com>
Subject: approval letter

[Quoted text hidden]

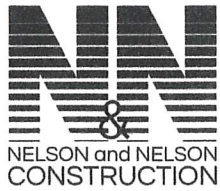
Kristen Nelson <nelsonandnelsonoffice@gmail.com>
To: David Reed <dreed@weberfd.com>

Mon, Apr 15, 2024 at 5:25 PM

This is just to get the minor subdivision approval. We will be building a home but it will come after


[Quoted text hidden]

--



KRISTEN NELSON

Secretary

-  801-388-7883
-  nelsonandnelsonoffice@gmail.com
-  1990 S 5000 W Taylor, UT 84401

David Reed <dreed@weberfd.com>
To: Kristen Nelson <nelsonandnelsonoffice@gmail.com>

Tue, Apr 16, 2024 at 9:30 AM

You can use this email as approval from fire. We have no concerns until a building is proposed.

Thanks!



David Reed
Deputy Chief/Fire Marshal
8017823580 ext.205

From: Kristen Nelson <nelsonandnelsonoffice@gmail.com>
Sent: Monday, April 15, 2024 5:25 PM
To: David Reed <dreed@weberfd.com>
Subject: Re: approval letter

[Quoted text hidden]

Kristen Nelson <nelsonandnelsonoffice@gmail.com>
To: David Reed <dreed@weberfd.com>

Tue, Apr 16, 2024 at 1:48 PM

Thank you