

**HOOPER CITY
PLANNING COMMISSION AGENDA
JULY 11, 2024 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, July 11 2024, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
 - a. Motion – Approval of Minutes dated June 13, 2024
4. Action Items
 - a. Motion- Appointment of 2024 Planning Commission Chair
 - b. Motion- Appointment of 2024 Planning Commission Vice-Chair
 - c. Conditional Use Permit Request for Clint & Linda Osiek for an oversized structure totaling 2,460 sq ft located at 5526 S 6700 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
 - d. Conditional Use Permit Request for BJ Hatch for an oversized structure totaling 2,496 sq ft located at 5113 S 5300 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
 - e. Final Review for Perez Subdivision located at 5998 S 5100 W
 - f. Discussion- Ordinance 10-4A-18; Fencing
 - g. Discussion- Moderate Housing Plan
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

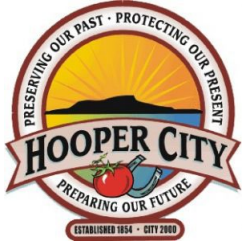
Morghan Yeoman

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 July 11, 2024.



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, JUNE 13, 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 June 13, 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

COMMISSION MEMBERS EXCUSED:

Blake Cevering

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Lieutenant Lavelly – Weber County Sheriff

AUDIENCE PRESENT:

Korry Green, Travis Bates, Stacu Judkins,
Mark Collard, Clint Genta, Will Strauss,
Karen Peterson, Jody Fower, Thane Fower,
Ruth Christensen, Kay Christensen, Efrain
Perez, Geoff Fishel, ryan Rogers, Roger
Rodriguez, Austin Johnson, Dave Ursem,
Marita Stanfield, Jana Thurston, Kathy Bird,
Patrick Grieco, Stacie Grieco, Katie
Parkinson, Ken Parkinson, Drew Miskin,
Mark Anderson, Heather Anderson, Marvin
Zaugg, Neil Burk, Bryan Haley, Ashley
Purcell, Kelly Christenson, Tracey Wallace,
Keith Blazer

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 Greener led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated May 9, 2024

COMMISSIONER PRINCE MOTIONED TO APPROVE THE MINUTES DATED MAY 9, 2024.

COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

b. Motion – Approval of Minutes dated May 28, 2024

All changes have been made.

COMMISSIONER WIDDISON MOTIONED TO APPROVE THE MINUTES DATED MAY 28, 2024.

COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

4. Action Items

Commissioner Greener asked that we move the action items to accommodate those that were there.

COMMISSIONER PRINCE MOTIONED TO MOVE THE ACTION ITEM A DOWN BEFORE ITEM E.

COMMISSIONER WIDDISON SECONDED THE

MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- a. Conditional Use Permit request for Taylor West Weber Water for an antenna located at parcel number 15-728-0027.

Morghan Yeoman, the city recorder, gave the presentation of where the antenna will be located. Morghan explained that it will be located in the Rawson Ranch Subdivision. Ryan Rodger, the district manager, located at 2815 W 3300 S explained why they need the antenna there. He explained that this will help with water conservation and give alerts if there are any leaks detected. The alerts will be notified to those on their cell phone.

Jeff from Core Main explained what the antenna will look like. Commissioner Greener questioned on what kind of money it will save them to have these readings done. Jeff confirmed that it will save them thousands by not needing to send employees to go do meter readings.

No public comments.

Commissioner Prince stated her issues with the fall zone and that it will not interfere with residents. Jeff mentioned that they can adjust the height if needed. Commissioner Greener asked if they had insurance if the antenna did fall. Ryan confirmed yes.

COMMISSIONER PRINCE MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR TAYLOR WEST WEBER WATER FOR AN ANTENNA LOCATED AT PARCEL NUMER 15-728-0027 WITH THE CONDITION THAT THEY PUT IT ON THE PROPERTY WHERE THERE IS NO RISK IN THE FALL ZONE. COMMISSIONER WIDDISION SECONDED THE MOTION. VOTING AS FOLLOWS:

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

PRINCE	AYE
WIDDISON	AYE
MOTION PASSED.	

Ryan Rodger questioned if there was a specific spot on the property they would like the antenna to be located. Commissioners commented that they would like to see it still within the property, just if it would have fallen, it would be in that same parcel.

b. Final Review of the Perez Subdivision located at 5998 S 5100 W

Morghan Yeoman, our city recorder, gave presentation. Morghan explained that the property details. Efrain Perez explained that his parents own the property and he is trying to peel off an acre to build a home. Commissioner Greener asked if the dirt has been moved off the property. Efrain confirmed that it has not been moved. Efrain stated that he talked with Commissioner Cevering and was told that if Hogan Construction does not come back for the dirt, it will be okay to stay. Efrain explained that there was communication between his attorney and the cities attorneys. Commissioner Prince asked Efrain if he has received all final letters, Efrain was told that he would not need to have the final letters.

Commissioner Prince stated her concerns about the dirt and needing it to be in compliance before they would approve the subdivision, would recommend tabling it until July to get more clarification.

Drew Miskin located at 5944 S 5100 W commented that it is frustrating to see Efrain have to go in circles for this to be approved.

Cole Allen, Hooper Water Improvement District stated that they provide a water availability letter and not a will serve letter.

COMMISSIONER PRINCE MOTIONED TO TABLE UNTIL JULY 2024 TO GATHER MORE INFORMATION FROM THE ATTORNEY AND PUBLIC WORKS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION TABLED.

c. Final review of the Fower’s Legacy Subdivision

Morghan Yeoman, gave presentation. Morghan explained what is being done to the parcel. Thayne is looking to carve off two lots in the R1 zone. Thayne Fowers explained that he and his brother farm the ground but it getting to be too much. Thayne is creating the subdivision for his children to soon build on the property.

Commissioner Prince explained that a preliminary will serve letter was not provided from the Irrigation Company, but Hooper Irrigation stated that they would provide water and the letter would come later, however the letter is required for final approval. Thayne confirms that there is no secondary water on his road. Thayne and Commissioner Prince had conversation on the water shares that needed to be turned in to have it be a buildable lot. Thayne commented that our engineer told him that with there being no secondary water on that road, they will not need it.

COMMISSIONER PRINCE MOTIONED TO TABLE THE FINAL APPROVAL OF THE FOWERS LEGACY SUBDIVISION LOCATED AT 4815 S 6700 W UNTIL JULY 2024. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION TABLED.

d. Conditional Use Permit request for Hooper Water Improvement District for a drinking water well and accessory buildings located at 4769 W 5100 S.

Morghan Yeoman, the city recorder, gave presentation. Kory Green, the board member gave a presentation as well. Kory explained where other tanks are located and what they look like in other areas. Commissioner Prince asked Cole Allen if he could read the concerns that were addressed at the last meeting.

Commissioner Prince asked for the sewer, if the only thing being used for that was for the restrooms. Cole confirmed yes. Commissioner Greener asked what the difference was in the two sites that have been talked about in today’s

meeting or previous meetings. Cole confirmed that they will need to build at both sites. Well #4 will be constructed in 2026 and Well #5 will be constructed in 2030.

Neil Burk, representing HWID explained the two different sites and the differences in both. Neil stated that there is higher production and more efficient for the well to be placed on 5100 S and explains the water quality. Commissioner Greener asked if they will need to drill for 24 hours a day for 8 days straight. Neil confirmed yes. Commissioner Widdison questioned if the generator onsite will have a sound barrier. Neil confirmed yes. Commissioner Prince asked HWID if they have considered put the well in West Haven.

Stacy Jenkins commented on why they are squeezing it into a residential area and why won't they start on 5500 S.

Travis Bates located at 5008 W 4950 S felt like Hooper Water was more prepared this meeting. Travis questioned Hooper Water on where the master can be accessed. Also wanted to know where well #6 will be located. Cole Allen, confirmed that the property for well #6 is not purchased. The master plan maps are at the office.

Olivia Strauss located at 5223 S 4700 W does not want to see it go in. She would like to keep the views.

Karen Peterson has a problem with them picking the site to be in the middle of homes.

Katie Parkenson located at 4839 W 5100 S stated that she had to listen to the noise the entire time. Stated that it is not a normal construction site.

Ken Parkenson located at 4869 W 5100 S asked if this will be done during irrigation. HWID confirmed no, it will be done outside of irrigation watering.

Cathy Taylor located at 4745 W 5100 S stated that she is a lifelong resident and is ready to move.

Kelly Christensen located at 5237 S 4700 W stated that he did not get any cracks in his home or did he here the noise. He stated that he did not have a sound barrier and did not have an issue.

Bruce Taylor located at 4745 W 5100 S commented that is was denied in 2020 with Kory Green as mayor, but he is now on the board. They have no intension with the house, just wanted the field. Commissioner Prince corrected that Kory Green was not mayor at the time.

Ray Christensen located at 5315 S 4700 W thanked Hooper Water for predicting the future.

Tracy Wallace located at 4718 W 5100 S stressed her concern on the Wilson irrigation for the shares. Also shares information that she had received from Weber County Recorders office.

Keith Blazer located 5747 W 4350 S questioned on how tall the tank was, commissioners answered.

Richard Dunkley located at 5070 S 4700 W asked why the tank moved closer to the home.

Ryan Christensen and Neil stated that he was willing to take it into consideration. The sound walls can go as high as 25 ft. The drilling is not the sound, it is the air compressor. Commissioner Widdison asked if they could double to sound barrier. Neil stated that it is do-able, just cost more. Commissioner Prince asked what the long term goal was for the house on the property, Kory Green stated that they will either continue to rent or sale it.

Bruce Taylor located at 4745 W 5100 S stated that the police are constantly there due to drugs and fights.

Keith Blazer located at 5747 W 4350 S questioned if it would make a flag lot. Can they build a building over the structure?

Commissioner Prince questioned if it got denied, can we make the site on 5500 S work. Kory Green confirmed, not at this time.

Discussion between Hooper Water Improvement District and Commissioners on what could be done on the noise and light.

**COMMISSIONER WIDDISON MOTIONED TO TABLE THE
CONDITIONAL USE PERMIT REQUEST FOR HOOPER WATER
IMPROVEMENT DISTRICT UNTIL JULY 11 FOR HWID TO**

GATHER MORE INFORMATION ON LIGHT, SOUND AND VIBRATION PLANS. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- e. Discussion/Motion – Review fees/penalties for violations
- f. Discussion/Motion – Review of allowed uses

COMMISSIONER PRINCE MOTIONED TO TABLE ACTION ITEMS E AND F DUE TO TIME. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

5. Citizen Comment

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

No public comment.

6. Adjournment

AT APPROXIMATELY 10:28 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

MOTION PASSED.

Date Approved: _____

Morghan Yeoman, City Recorder

DRAFT

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

Fee: \$200.00
Date Submitted June 6, 2024
26 MAILERS

Conditional Use Permit: Oversized Structure

Print Applicant Name: Clint & Linda Osiek

Address: 5526 S. 6700 W

Phone #: 801-644-7040

Day Time Phone #: 801-644-7040

Email: Guragat41@gmail.com

GURAGAT41@GMAIL

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 - road base
- Landscaping design - none

Total Sq. footage of Structure: 2460

Height of Structure: 22' 0"

What will the structure be used for? Storage

Will any plumbing be installed in the structure? Yes X No

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: Linda Osiek

Date: 6 June 2024

Approval Date:

Disapproval Date:

Planning Commission Chairman

Comments/Conditions:

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

HOOPER CITY
PAID

JUN 06 2024

Amt 226⁰⁰ Int. BHJ

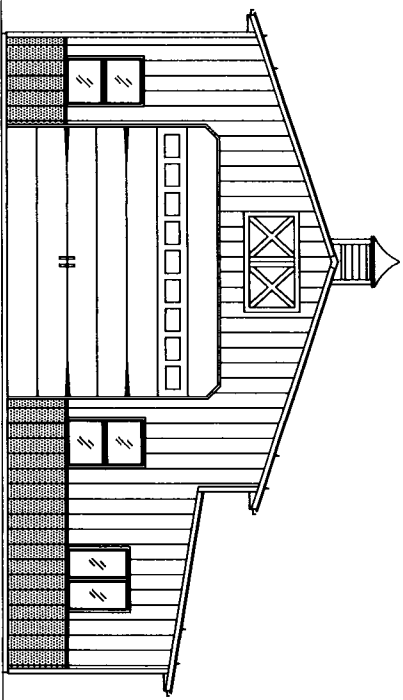
Check 1417 Cash

DRAWING NOTES

- DESIGN CODE: 2015 IBC.
 USE GROUP: U
 CONSTRUCTION TYPE: VB
 DESIGN CATEGORY: RISK CATEGORY I - LOW RISK
- SEISMIC CRITERIA:
 DESIGN CATEGORY: D
 SOIL SITE CLASS: D (ASSUMED)
 $R = 7$ (LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE)
 $SS = 0.999$, $S1 = 0.339$, $SDS = 0.739$, $SD1 = 0.399$
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
 BASE SHEAR = 000 LBS
- WIND LOAD:
 ULTIMATE WIND DESIGN SPEED: 105 MPH 3 SEC. GUST
 (RISK CATEGORY I, 2015 IBC FIGURE 1609.3(3))
 TERRAIN EXPOSURE: C
- FROST DEPTH: 30 IN.
 SITE ELEVATION: 4240 FT
- SNOW LOAD:
 GROUND SNOW LOAD: 33 PSF
 ROOF DESIGN SNOW LOAD: 30 PSF
- DEAD LOADS:
 ROOF: 6 PSF
 WALLS: 6 PSF
- ROOF LIVE LOAD: 20 PSF
- CONCRETE FOUNDATION NOTES:
 1. 28 DAY STRENGTH (FC) W/ NORMAL 145 PCF DENSITY:
 1.1. FOOTINGS: 2500 PSI
 1.2. SLABS ON GRADE: 2500 PSI REQ'D, 3500 PSI RECOMMEND
 2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
 3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
 4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
 5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4" THICKNESS OF CONCRETE SLAB.
- SOILS AND EXCAVATION:
 6. NO SOILS REPORT PROVIDED - STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDOUS FOUND ON OR AROUND AT THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
 7. ALLOWABLE BEARING PRESSURE: 1500 PSF
 8. NATIVE MATERIAL SURROUNDING FOOTINGS TO BE DISTURBED MINIMALLY DURING EXCAVATION.
 9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS.
 10. ALL BACKFILLING SHALL BE DONE WITH GRANULAR FREE-DRAINING MATERIAL. EXISTING SITE MATERIAL MAY BE USED IF FREE FROM CLAY SOILS AND ANY CONSTRUCTION DEBRIS. COMPACT ALL BACKFILL MATERIAL IN 8 INCH LIFTS TO 95% OF MODIFIED PROCTOR DENSITY.
 11. SLOPE FINISHED GROUND AWAY FROM THE BUILDING A MINIMUM OF 6 INCHES VERTICAL IN 10 FEET HORIZONTAL.

NORTH STAR BUILDINGS

CLINT OSIEK BUILDING



BUILDING INFORMATION

SITE INFORMATION:
 ADDRESS:
 5528 SOUTH 6700 WEST
 HOPPER, UTAH


BUILDING INFORMATION:
 DIMENSIONS: 30' x 70'
 TOTAL SQUARE FOOTAGE: 2460 S.F.

CONTRACTOR

NORTH STAR BUILDINGS
 CONTACT: ALAN WALKER
 ALAN@NORTHSTARBUILDINGS.COM
 PHONE: 385-254-1086

DRAFTING & ENGINEERING

MOUNTAIN POINT ENGINEERING
 CONTACT: DEREK LLOYD
 DEREK@MOUNTAINENGINEERING.COM
 PHONE: 801-450-5332



DRAWING INDEX	
SHEET	DESCRIPTION
00	COVER SHEET
01	FOUNDATION PLAN
02	FLOOR PLAN
03	ROOF PLAN
04	ELEVATIONS
05	GIRT PLAN
06	PANEL LAYOUT
07-09	DETAIL SHEETS

PRELIMINARY
 NOT FOR PERMIT

ENGINEER STAMP

DATE
04/12/2024

**PRELIMINARY
NOT FOR PERMIT**

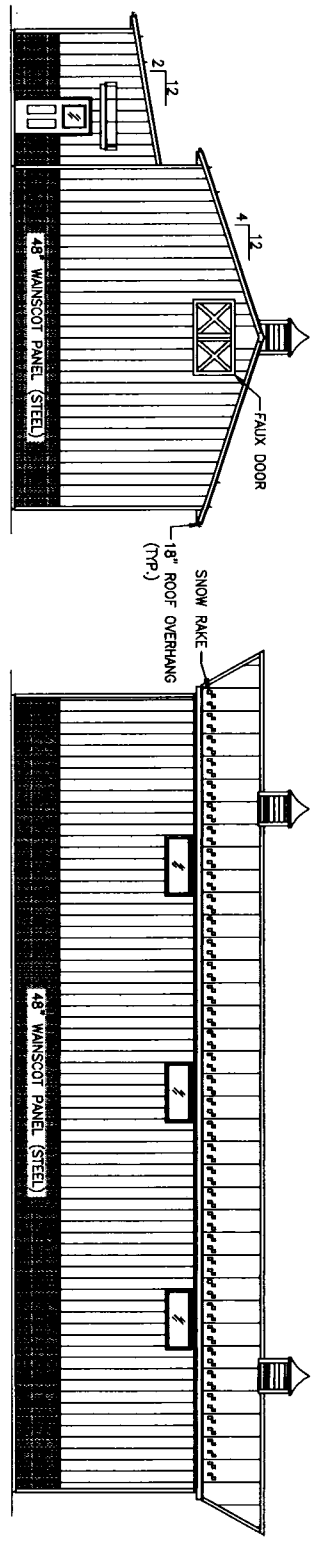
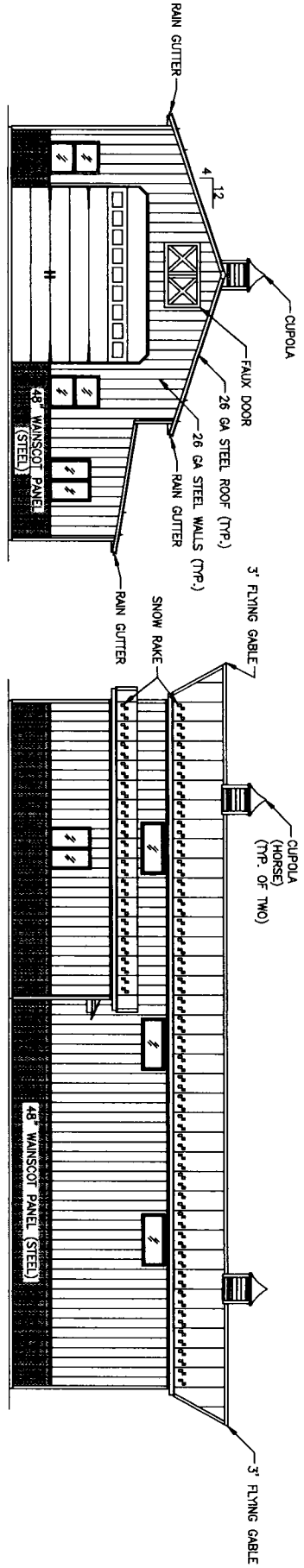
ENGINEER STAMP



ELEVATIONS

CLINT OSIEK BUILDING
HOOPER, UTAH

PROJECT	NS165
SCALE	3/32" = 1'-0"
DATE	04/12/2004
SHEET	04

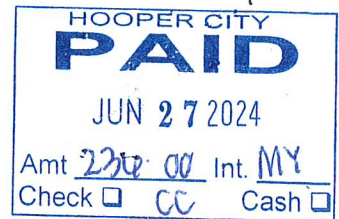


GABLE END ELEVATION - EAST

SIDE ELEVATION - NORTH

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

Mailers \$ 30
 Fee: \$200.00
Date Submitted June 20, 24



Conditional Use Permit: Oversized Structure

Print Applicant Name: BJ Hatch
Address: 5113 S. 5300 W.
Phone #: 801-814-2941
Day Time Phone #: _____ Email: hugger70camaro@hotmail.com

- 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: 2496
Height of Structure: 17

- What will the structure be used for? Storage
- Will any plumbing be installed in the structure? Yes _____ No X
- Will any electricity be installed in the structure? Yes _____ No X
- 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 | |

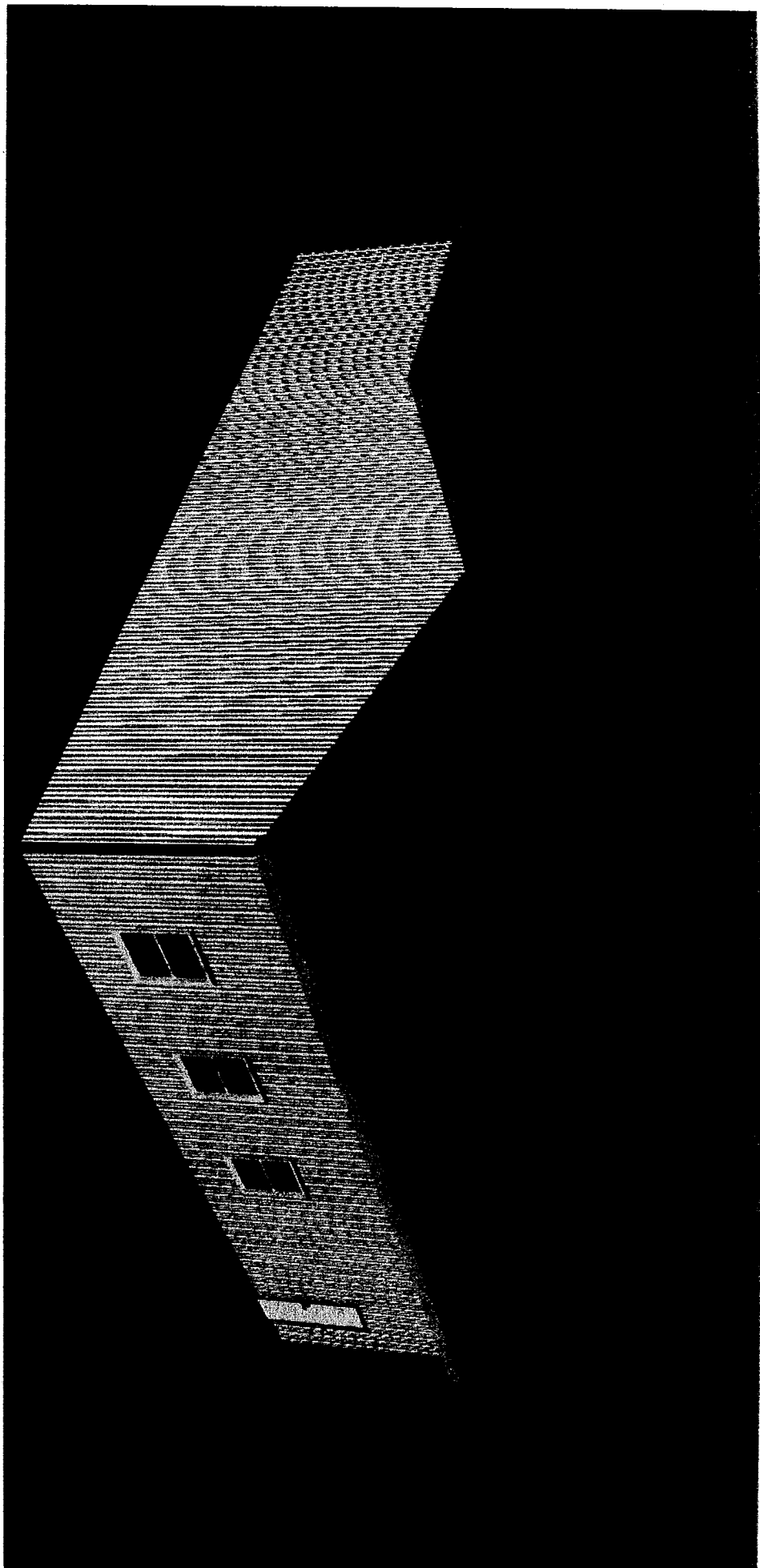
I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if conditional use does not start within (12) months and also if the conditional use is discontinued 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.

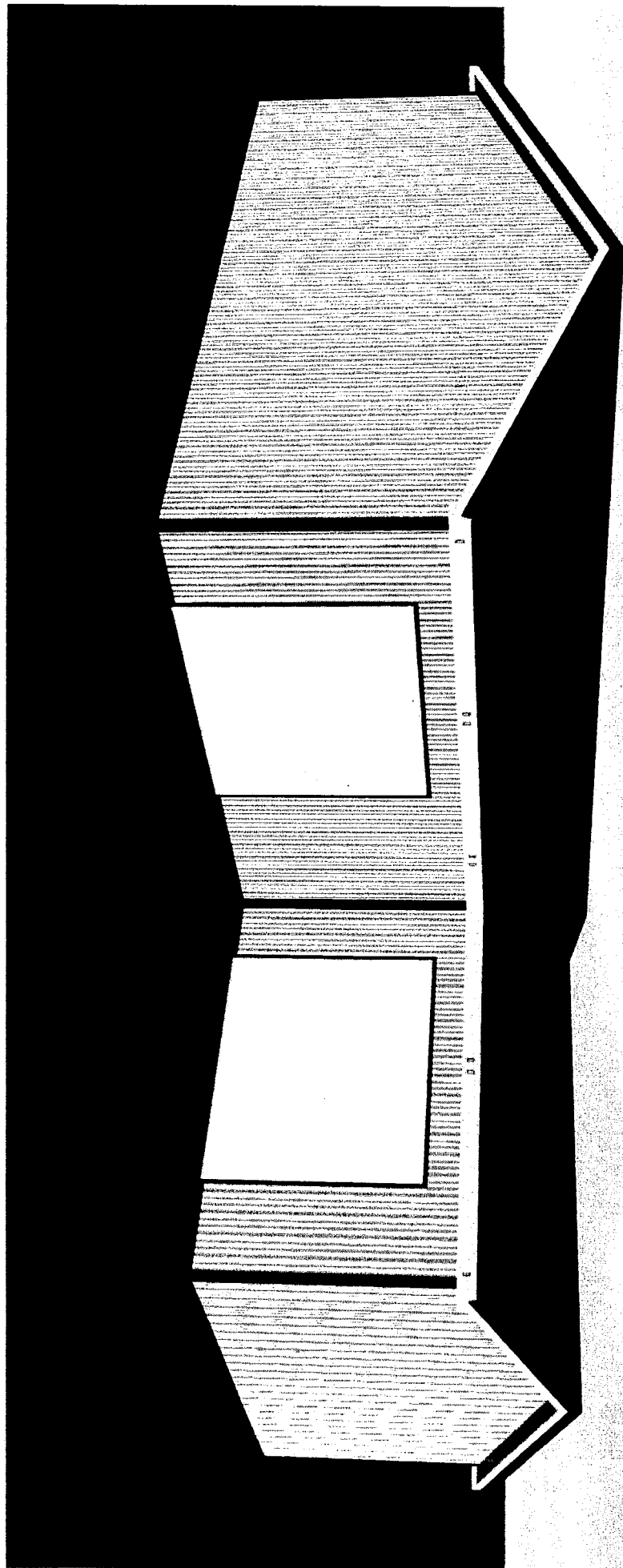
Signature: [Signature] Date: 6/20/24

Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

Comments/Conditions: _____

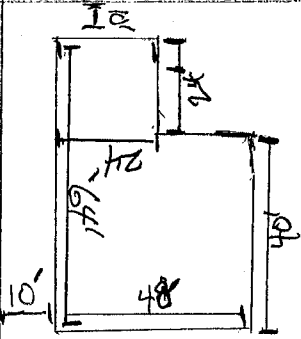
Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.





Property Line

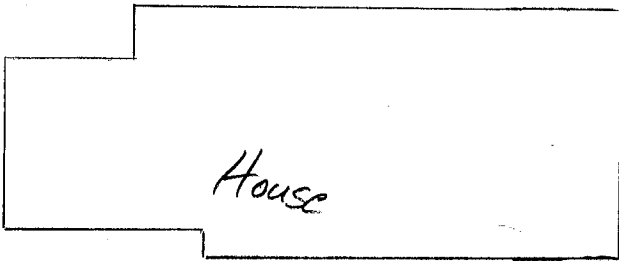
Gravel Driveway already in place



Pole Building Construction
Metal Exterior
Concrete Slab Floor
4:12 Roof with 17' Height

Property Line

Property Line



5100 South

5300 West

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Forest Subdivision R1 Date Submitted _____

Address of Subdivision 5999 So 5100W Hooper City, UT No. of Units or Lots 2

Owner Name E Frain Perez Address 3639W 4000 SO Ph 801 668-3790

Fax # N/A Email Address eFrainPerez00@gmail.com

Subdivider's Name E Frain Perez Address 3639W 4000 SO Ph 801 668-3790

Fax # N/A Email Address eFrainPerez00@gmail.com

Name of Intended Escrow Holder N/A Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

Surveyor's Name Jam Felt Address 5160 So 1500W Ph 801 621-3100

Engineer's Name White Recup Address 5160 So 1500 W Ph 801 621-3100

Secondary Water Available? No Contact Michelle Ph 801 985 8429

Secondary Water System in Place? No Type _____ Ph _____

Culinary Water Available? Yes Type Hooper water Ph 801 985-1991

Sewer Connection Available? No Contact N/A Type _____

Septic System Appears Feasible? Yes Contact Jeffrey Cowlishaw Type Wisconsin Abound

Is Property in a Flood Hazard Area? _____ Flood Zone _____ Source Surveyor Jam Felt

Access Road Above 4215' Elevation? 4242 Source _____

Please describe any agreements, rights-of-way, easements etc, that could affect this site:
Over Head Power Line @ the back of proposed lot subdivision

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:

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

Date _____ Signature _____

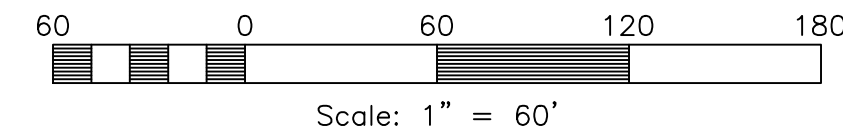
Office Use Only
Subdivision Preliminary Fee: _____ Preliminary Approval Date: _____
Subdivision Final Fee: _____ Final Approval Date: _____

Number of Copies: _____ Envelopes: _____

PAID 600 + 50 MAILINGS 12 OCTOBER 2023 BHT

LEGEND

- = SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- - - REMAINDER PARCEL LINE
- - - ADJOINING PROPERTY
- - - EASEMENTS
- - - SECTION TIE LINE
- - - ROAD CENTERLINE
- - - EXISTING FENCELINE
- ▨ BUILDABLE AREA
- ⊕ P.U.E. = PUBLIC UTILITY EASEMENT
- ⊕ = WATER MONITORING LOCATION
- ⊙ = EXPLORATION TEST PIT



PEREZ SUBDIVISION

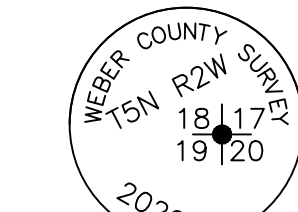
PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 HOOPER CITY, WEBER COUNTY, UTAH
 MAY, 2024

SOIL TEST PIT INFORMATION

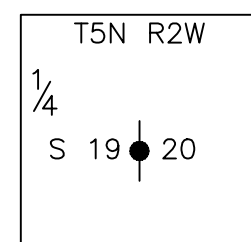
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 407513 E 4556563 N)
 0-16" FINE SANDY LOAM, GRANULAR
 16-62" FINE SANDY LOAM, BLOCKY STRUCTURE, COMMON RED MOTTLES @ 44" AND BELOW
 62-66" SILT LOAM, MASSIVE STRUCTURE, MANY RED MOTTLES
 GROUNDWATER ENCOUNTERED AT 66"

BASIS OF BEARINGS

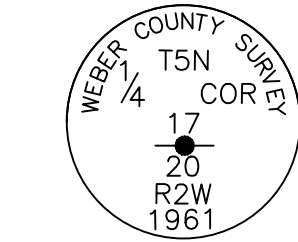
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: SOUTH 00°21'02" WEST.



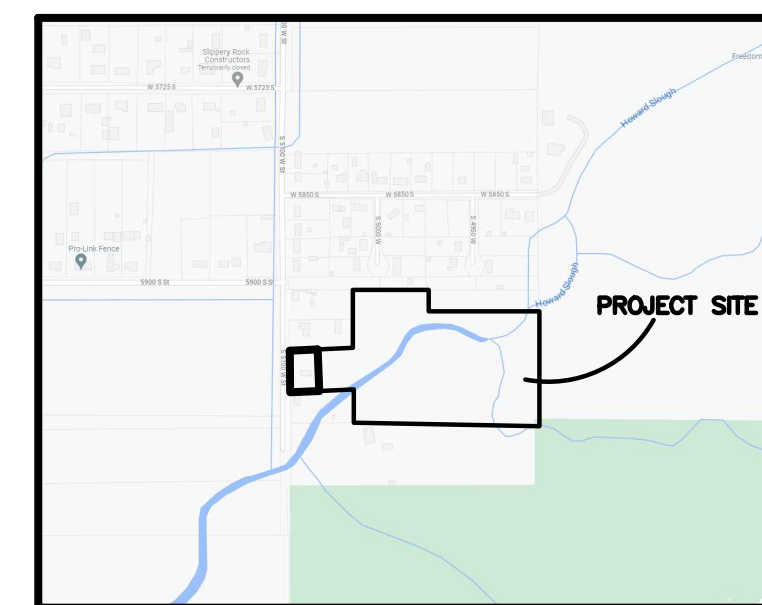
MONUMENT DETAIL A
(NOT TO SCALE)



MONUMENT DETAIL B
(NOT TO SCALE)

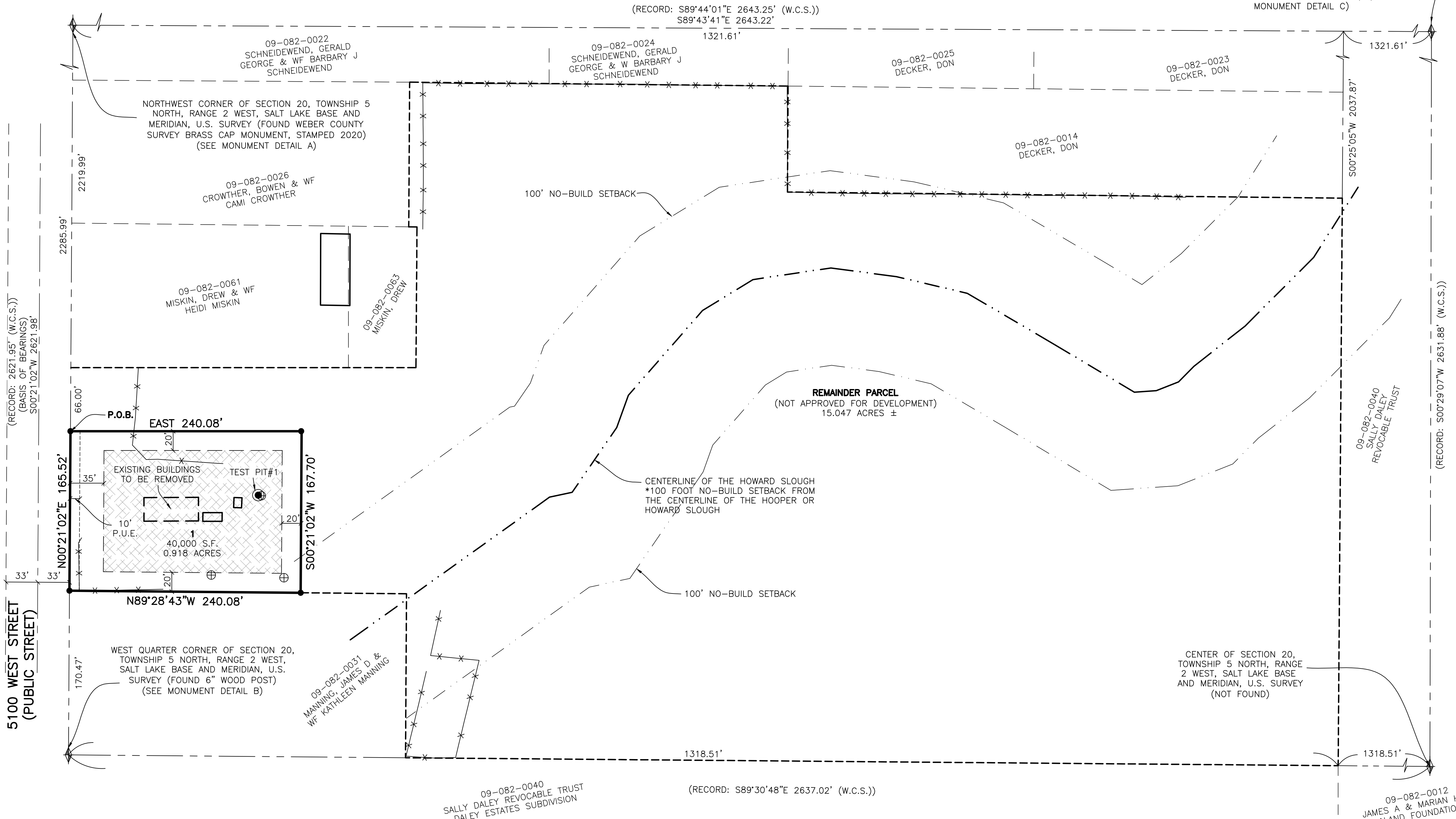


MONUMENT DETAIL C
(NOT TO SCALE)



VICINITY MAP
NOT TO SCALE

NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT, STAMPED 1961) (SEE MONUMENT DETAIL C)



SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, 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 **PEREZ SUBDIVISION** IN **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 **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

Final

9239283
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **PEREZ SUBDIVISION**, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, 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____.

Must refer to Hooper City

EFRAIN PEREZ

ACKNOWLEDGMENT

STATE OF UTAH) ss.
 COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 5100 WEST STREET, SAID POINT BEING 2285.99 FEET SOUTH 00°21'02" WEST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 20 (SAID NORTHWEST CORNER BEING 2621.98 FEET NORTH 00°21'02" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 20); THENCE EAST 240.08 FEET; THENCE SOUTH 00°21'02" WEST 167.70 FEET; THENCE NORTH 89°28'43" WEST 240.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 5100 WEST STREET; THENCE NORTH 00°21'02" EAST 165.52 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 40,000 SQUARE FEET OR 0.918 ACRES.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE-LOT SUBDIVISION WITH A REMAINDER PARCEL AS SHOWN HEREON. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE WESTERLY LINE OF SUBJECT PROPERTY WAS DETERMINED BY THE EASTERLY RIGHT-OF-WAY LINE OF 5100 WEST STREET.

Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.

Surveyor: J. FELT

Designer: A. MULLINS

Begin Date: 7-5-2023

Name: PEREZ SUBDIVISION

Number: 8177-01

Revision: 10-17-23 E.R.

Scale: 1"=60'

Checked: _____

DEVELOPER:
 EFRAIN PEREZ
 3639 W 4000 S
 WEST HAVEN, UT 84401
 801-668-3790

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

 HOOPER CITY ATTORNEY

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 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 INFORMATION ON FILE IN THIS OFFICE.

 HOOPER CITY ENGINEER

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

 HOOPER CITY MAYOR

 HOOPER CITY RECORDER

WEBER-MORGAN HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____.

 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____

And Recorded, _____

At _____ in Book _____

Of The Official Records, Page _____

Recorded For: _____

 Weber County Recorder

 Deputy.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: July 9, 2024
TO: Hooper City Planning Department
CC: Jared Hancock, Mayor Bingham
FROM: Taylor Stauffer P.E.; J-U-B Engineers
SUBJECT: Engineering Review - Perez Subdivision

Public Works and Engineering has completed a review of the Perez subdivision. The purpose of this subdivision is to create a one-lot subdivision on 0.9 acres with a large remainder parcel located at approximately 5980 S 5100 W. The property is zone R1 low density residential. This review considers only the Engineering and Public Work requirements for the one-lot subdivision and following legal counsel we cannot consider other stipulations of the remainder parcel.

Notes

1. The Owners Dedication must refer to "Hooper City" in the text.
2. Surveyors Certificate must be stamped without preliminary.
3. City ordinances state that no basements (lowest floor slab lower than exiting adjacent grade) are allowed if a public land drain system isn't available to connect a footing drain into with a gravity land drain lateral. There is no public land drain in 6300 West. Therefore, no basement is permitted on Lot 1. This must be noted on the plat.
4. No vacuum sewer service available in the area. Remove proposed sewer lateral from property.
5. No secondary water connection available in the area. Remove proposed secondary water lateral.
6. It appears that Rocky Mountain Power has easement through the lot. Show easement lines. What is the plan with existing power lines
7. 6-foot tall land use separation fencing is required between residential and agricultural uses. City Council can waive this requirement when the lot adjacent to the agricultural parcel will be owned by a family member and when neither party wishes to have the fence required.



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

8. Provide a Drainage Study and a Grading and Drainage Plan as required by HCC 10-4A. No preliminary plat will be accepted which does not specifically address grading and drainage issues including street and lot grading and drainage, potential impacts to the development from upstream and adjacent properties, and impact on and adequacy of downstream facilities and properties
9. On utility exhibit frontage improvements should be designed and include 232 linear feet of curb and gutter, park strip, and 4-foot wide sidewalk. Asphalt extended from existing asphalt to proposed curb line. Utility boxes should be located in the park strip.
10. It will be the decision of the City Council, following receipt of a recommendation from the City Staff and Planning Commission, whether or not the improvements are constructed at this time or if the costs for improvements will be escrowed for use on a larger street improvement project in this area in the future or if a deferral agreement. If escrowed funds are not used by the end date of the escrow agreement (typically 10 years), the funds will be returned to the developer. To be discussed by Planning Commission.

Existing Language:

10-4A-18 Fencing

Each applicant shall be required to furnish and install a permanent 6-foot chain link or approved equal separation fence between varying land uses, unless exempted by the City Council in 1) a minor subdivision or 2) where the same entity owns the adjoining properties that have different land uses. In addition to land use separation fence, fences will be required when the Planning Commission determines that a hazardous condition may exist or a buffer screen is necessary for the project. Fences shall be constructed along surveyed property boundaries at the final compacted grade of the boundaries according to standards to be established by the City and shall be noted as to height and material on the final improvement plans. No building permits shall be issued until said fence improvements have been duly installed.

Proposed Language:

10-4A-18 Fencing (Land Use Separation Fence – LUSF)

Each applicant shall be required to furnish and install a permanent, city standard, 6-foot chain link or approved equal separation fence between varying land uses (LUSF). Fence shall be installed along surveyed property lines and at the approved compacted final grade of the project. If an elevation differential exists at the property line; a thickened mow strip or a retaining wall may be required in conjunction with or prior to the fencing requirement.

The City Council may waive the LUSF requirement under the following conditions; (1) in a minor subdivision where the same entity owns all of the adjacent property with different land uses. (2) Where all of the adjacent property owner(s) provided to the city a signed request to waive the LUSF. These waivers must be provided to the city during the preliminary approval process, prior to final approval.

The final construction drawings shall show all required LUSF, height, and material required at final City Council approval.

In addition to the land use separation fence, fences will be required when the Planning Commission determines that a hazardous condition may exist or a buffer screen is necessary for the project.

No building permits shall be issued until said fence improvements have been duly installed.

LUSF is a requirement intended to provide a physical separation between differing land uses and zoning, providing; safety, convenience and other protections to each differing land use. The fence is owned and maintained by the property owner of which the fence is installed. Any post-development alteration or replacement of the LUSF must be done so in accordance with the intent of the ordinance. Alterations or replacements of any portion of the LUSF must not affect the structural integrity or function of the remaining fence. Alterations shall use materials and components equal to or better than the existing LUSF.



to evaluate all options.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

We track both ways because they need to apply for a building permit and a business license.

Total Number of Accessory Dwelling Units in the Jurisdiction

15

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

1 new ADU permit approved and 7 ADU conversion permits were approved and issued.

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

2

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

7 ADU conversion permits were applied for and issued.

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Planning technical assistance, Model Ordinances, Case studies for strategies, Reporting technical assistance, Guidebooks for planning and reporting

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

n/a

Hooper

Type of Jurisdiction

Municipality (City, Town, Metro Township)



Use the field below to update any of the information above
Mayor Sherie Bingham will take office on January 8, 2024

Has the municipality amended the Moderate Income Housing Element since the last notice of compliance was issued?

No

Strategy #1

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Hooper City reviewed and identified issues with the current definition of an Additional Dwelling Unit (ADU). From January to July of 2023, Hooper City approved six ADUs; five of them were new applications and one was an extension of a permit that was going to expire. The City currently only tracks detached ADUs. Residents have been more interested in ADUs and have asked the City about them.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

Six detached ADUs were approved to be built in Hooper City. The City Council has been discussing changes in ADUs regulations to become more appealing to residents and the City Council plans to change the City's ADU ordinance by the end of this year.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

The City Council has been looking at definitions and examples from other Cities regarding ADUs and considering how to amend Hooper City's definition and ordinance.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

High cost of building materials

Number and type of new units permitted

6 detached ADUs

Number and type of affordable units added



Not known; presumably 6 units

Number and type of affordable units rehabbed
Not known

Number and type of units converted from other uses
Not known

Change in local rent amounts
Not known

Change in the number of people displaced
0

Change in the number of households experiencing housing cost burden
Not known

Change in the share of household income spent on housing
Went from 30% to 41%

The number of rezones associated with MIH strategies
Not applicable

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

It is the City's goal that these 6 new detached ADUs (with additional ADUs) has effected the market. Residents of Hooper City pay lower rents than cities that surround it.

Strategy #2

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

Hooper City has reviewed their zoning and has determined that it is in line with the future master plan. Hooper City has been working with developers to design and install a regional lift station that will provide sewer (which facilitates higher density) to raw land.

Describe each land use regulation or land use decision made by the municipality



during the previous 12 month period to implement this strategy.

The City recently accepted a regional sewer lift station (which provided higher density housing) in the north end of Hooper. The City also decided that it would participate with a developer to install another regional sewer lift station instead of having the developer install a local lift station that would have only served their development. The City with the developer commissioned a design that will be bid by the end of 2023.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

Because of the regional sewer pump stations, higher density of the land was granted for development in the surrounding areas.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

Hooper residents want to maintain large lots with open space.

Number and type of new units permitted

Rawson Ranch was approved for 26 single family lots instead of the originally designed 12. RMR was approved for 3 instead of 1 single family lot. Brooks Estates will be approved for 38-40 single family dwelling lots instead of the maximum of 20 according to the preliminary concept.

Number and type of affordable units added

Not known; depends on what they are sold for

Number and type of affordable units rehabbed

Not applicable

Number and type of units converted from other uses

100%; 29 Lots

Change in local rent amounts

Not known

Change in the number of people displaced

0

Change in the number of households experiencing housing cost burden

Not known

Change in the share of household income spent on housing



Went from 30% to 41%

The number of rezones associated with MIH strategies
3; one for each subdivision

Provide narrative describing the market responses the jurisdiction has observed during the implementation of strategies.

Hooper City does not monitor the pricing nor the trends of real-estate, but the developers of two of the subdivisions listed above have sold every lot and the third developer has indicated that he will be able to sell all of the lots quickly once they get approved. Surrounding land to all three of these developments can now be sewered by the regional lift stations. Some land has been posted for sale and several developers have been interested in them.

Strategy #3

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Describe each action taken by the municipality during the previous 12 months to implement this moderate income housing strategy.

During the first quarter of the year, Hooper City Planning Commission, City Council and staff reviewed Chapter 2 and Chapter 10 ordinances of the City Code. The City identified several items in the ordinances that were discussed and were considered for updates and changes. Several items were clarified or changed; however, the changes do not correlate to Strategy G.

Hooper City has also been working with developers to design and install a regional lift station to provide sewer to raw land. A sewer lift station will provide the ability for higher densities. Currently the only option for development is to use on-site sewer disposal systems (septic tanks and drainfields).

8 June 2022 The City met with the developers, Hamblin Investments, to discuss path forward with the proposed subdivision and pump station.

9 June 2022 The City had an internal discussion about sewer capacity and sewer needs in the regions of Hooper. It was decided that the design of the proposed pump station was not adequate and further engineering would be needed. JUB was selected to correct the design.

28 July 2022 The City met with Hamblin Investments and the JUB design team to review discuss the shortfalls of the old design and identified needs of the pump



station.

3 Oct 2022 The City met with the design team to review the progress and 30% design of sewer pump station.

9 Dec 2022 Plan review of the 60% design.

15 Dec 2022 The City met with Hamblin Investments.

9 March 2023 Plan review of the 90% design.

12 July 2023 The City met with the design team for final review of the Sewer pump station.

Describe each land use regulation or land use decision made by the municipality during the previous 12 month period to implement this strategy.

The City has finalized a master sewer plan and is looking to partner with developers to provide regional pump stations in strategic locations that will benefit various developments. There are currently three potential developments interested in the East area that would benefit from one sewer pump station. The City has decided to work with these potential developers to facilitate the installation of the East area pump station. This is not necessary a land use regulation or decision, but if the East area pump station is installed, it will facilitate changes in future land use.

Prior to September of 2023, no landowners had petitioned to change the existing land use zone. The majority of the land use in the East area is zoned R1, residential use comprising of 40,000 ft² lots. Future land use zone does allow for commercial development and R.75 (residential lots of 30,000 ft²). There is a potential for even smaller lots but prior to September 2023 no landowners had inquired about it.

Describe how any land use regulations or land use decisions support the municipality's efforts to implement the strategy.

As mentioned above, the City has finalized a master sewer plan and is looking to partner with developers to provide regional lift stations in strategic locations that will benefit various developments. There are currently three potential developments interested in the East area that would benefit from one sewer pump station. The City has decided to work with these potential developers to facilitate the installation of the East area pump station. This is not necessary a land use regulation or decision, but if the East area pump station is installed, it



will facilitate changes in future land use.

Prior to September of 2023, no landowners had petitioned to change the existing land use zone. The majority of the land use in the East area is zoned R1 (residential use comprising of 40,000 ft² lots). Future land use zone does allow for commercial development and R.75 (residential lots of 30,000 ft²). There is a potential for even smaller lots but prior to September 2023 no landowners had inquired about it.

Describe any barriers encountered by the municipality in the previous year in implementing this strategy.

No landowners had petitioned for commercial nor higher density development within the City.

Number and type of new units permitted

0, has not happened yet

Number and type of affordable units added

0, has not happened yet

Number and type of affordable units rehabbed

0, has not happened yet

Number and type of units converted from other uses

0, has not happened yet

Change in local rent amounts

Not known

Change in the number of people displaced

Not known

Change in the number of households experiencing housing cost burden

Not known

Change in the share of household income spent on housing

Not known

The number of rezones associated with MIH strategies

0, has not happened yet

Provide narrative describing the market responses the jurisdiction has observed



during the implementation of strategies.

The City has had several inquiries about this type of development within the City, but as of yet, nothing has become of them.

Do you have additional strategies to report?

No

How does the jurisdiction track Accessory Dwelling Units?

Tracks the applications for detached ADUs

Total Number of Accessory Dwelling Units in the Jurisdiction

15 detached ADUs permitted, it is unknown as to how many actually exist

Total number of building permits to construct an ADU in the jurisdiction granted the previous year:

5 in 2022 and 6 in 2023

Total number of business licenses or permits to rent an ADU in the jurisdiction granted the previous year:

N/A

Total number of other types of permit or license issued for an ADU in the jurisdiction granted the previous year:

5 approved ADUs in 2022 with 3 building permits and 6 approved ADUs in 2023 with 4 building permits being issued

What types of support would be helpful to your community as you implement the moderate income housing strategies?

Housing supply data, Housing needs data, Model Ordinances, Staff resources, Reporting technical assistance

Describe any recommendations on how the state can support the jurisdiction in implementing the moderate income housing strategies? (technical assistance, resources, data, etc.)

If the State could track the selling price of new homes and rent in our area and the surrounding areas, that would be helpful.

Hurricane

Type of Jurisdiction



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

**Department of
Workforce Services**

CASEY R. CAMERON
Executive Director

REBECCA BANNER
Deputy Director

KEVIN BURT
Deputy Director

GREG PARAS
Deputy Director

January 8, 2024

To: Mayor and City Council
Hooper City

From: Department of Workforce Services
Housing and Community Development Division

Re: Moderate Income Housing Report – 2023 Notice of Compliance

Dear Mayor and City Council,

Thank you for submitting your City's Moderate Income Housing report for this year in fulfillment of requirements set forth in State Code section 10-9a-408. The Housing and Community Development Division (HCD) has reviewed the report and finds that the submitted report complies with the requirements set forth in section 10-9a-403.

Hooper City has not met the eligibility requirements of 10-9a-408(6) for Priority Consideration of Transportation Commission funding for transportation projects within the boundaries of the municipality. The community included three compliant strategy progress reports. A total of five would need to be included for communities without fixed guideway transit stations to meet this requirement.

Please be aware that implementation plan benchmarks and timelines which have passed, but were not reported on, or which had delayed timelines may not be reported on in future years without an update to the implementation plan. Please contact the Moderate Income Housing Program staff to discuss update options.

If you have any questions or concerns, please contact Alyssa Gamble at angamble@utah.gov.

Sincerely,

Alyssa Gamble
Program Manager – Moderate Income Housing Database
Housing and Community Development
Department of Workforce Services



140 East 300 South, Salt Lake City, Utah 84111 • Telephone 385-249-4808
Relay Utah 711 • Spanish Relay Utah 1-888-346-3162
Fax 801-468-0211 • jobs.utah.gov • Equal Opportunity Employer/Programs

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HCD Moderate Income Housing Report

Report due via emailed DWS link or [webpage link](#) by August 1, 2024

Entity

City of Hooper

Who is filling out this report?

Morghan Yeoman

City Recorder

admin@hoopercity.com

County or Municipal Mailing Address

5580 West 4600 South

Hooper, Utah 84315

Legislative Body's Email

sbingham@hoopercity.com, dfowers@hoopercity.com, rhill@hoopercity.com,
dmarigoni@hoopercity.com, lnorthrop@hoopercity.com, bwilcox@hoopercity.com,

Other staff or elected officials' email (If you would like specific staff or officials notified of the municipality or county's moderate income housing report status, please include their contact information)

Include all that apply

Please choose from the following options:

(Select all that apply)

- 1) The county or municipality is completing the FIRST year of reporting on the moderate income housing plans.
- 2) The county or municipality implementation plan or strategies were updated or amended during the reporting period.
- 3) The county or municipality is in YEAR 2-5 of reporting on implementation plan tasks and timelines. (If the implementation plan has been updated or amended, progress made must be documented in this section of the report.)

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this link. If you have any questions, please contact mih@utah.gov.

If a shapefile is not available, please provide a link to maps and tables:

https://www.hoopercity.gov/sites/default/files/fileattachments/community_development/page/133/hoper_future_land_use_map_jul2122.pdf

https://www.hoopercity.gov/sites/default/files/fileattachments/community_development/page/4251/zoning_map_3-16-2021.pdf

When did the last zoning map or text amendment occur?

Current zoning last amended March 16, 2021, future land use last amended July 21, 2022

Entitled Units & ADU Section

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

Answer: To answer this question, does Hooper have any current development agreements or planned unit agreements that have already been approved by the City Council, but not yet developed? If so, please provide the number of units the City expects to be built here. If there are no outstanding development agreements that have been approved, put "0".

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Answer: To answer this question, determine whether there are any overlay zones in Hooper. For example, some cities utilize Form Based Code. This is a link to an explanation of overlay zones: https://www3.uwsp.edu/cnr-ap/clue/documents/planimplementation/overlay_zoning.pdf. If the city does not utilize any overlay zones, put "0" here.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Answer: To answer this question, inventory all residentially zoned vacant lots and estimate the total number of possible units that could be built on those parcels.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Answer: **Using the prior answer, how many have full utilities available (roads, water, sewer, power, phone, and gas)?**

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Answer: The rising cost of building materials has been the primary driver of slowed development in Hooper. Developers have also expressed issues relating to the increased cost of financing new development. No other barriers to developing these units have been identified.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Answer:

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

Answer: Detached ADUs applications are tracked by city staff.

How does the county or municipality track known for rent Accessory Dwelling Units? (select one)

- Count of building permits issued
- Count of business licenses or permits to rent issued
- Count of conditional use permits issued
- Other:

Total known number of Accessory Dwelling Units recorded as of the report submission date:

Answer:

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

Answer:

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

Answer:

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

Answer:

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

- Housing supply data
- Housing needs data
- Planning technical assistance
- Model ordinances.
- Case studies for strategies
- Staff resources
- Reporting technical assistance
- Guidebooks for planning and reporting
- Education on partnering with nonprofit organizations or housing authorities
- Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Answer: Additional resources on tracking the average cost of housing in Hooper, and the average cost of rent in Hooper.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or the municipality received their compliance notice. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

See answers for Strategies #1-3 (E, F, G) below.

FIRST STRATEGY ANSWERS

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Answer: E

For reference in answering the following questions: E is #1 in Hooper's Report - Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

From 2023 Report: Hooper City reviewed and identified issues with the current definition of an Additional Dwelling Unit (ADU). From January to July of 2023, Hooper City approved six ADUs; five of them were new applications and one was an extension of a permit that was going to expire. The City currently only tracks detached ADUs. Residents have been more interested in ADUs and have asked the City about them.

Six detached ADUs were approved to be built in Hooper City. The City Council has been discussing changes in ADUs regulations to become more appealing to residents and the City Council plans to change the City's ADU ordinance by the end of this year

The City Council has been looking at definitions and examples from other Cities regarding ADUs and considering how to amend Hooper City's definition and ordinance.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be completed between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality implementation plan.

Answer: Has the City reviewed the ADU ordinance between August 1, 2023 and July 31, 2024? If so, when?

3. What page in the submitted plan can this be found?

Answer: Page 8 of the HOOPER CITY AMENDMENT TO GENERAL PLAN FOR AFFORDABLE HOUSING document.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Answer: In the 2023 report, it is noted that the City will review and possibly change the ADU ordinance this year. Has any research been done that I can document here, have any discussions taken place either at Planning Commission or at City Council meetings regarding the ADU ordinance? What changes does Hooper want to make? I will document these discussions here.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Answer: Have there been any land use regulation changes or land use decisions in the last year?

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Answer: Answering the other questions in this strategy will help me determine the answer to this question.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Answer: Answering the other questions in this strategy will help me determine the answer to this question.

SECOND STRATEGY ANSWERS

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Answer: F

For reference in answering the following questions: F is #2 in Hooper's Report - Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

From 2023 Report: Hooper City has reviewed their zoning and has determined that it is in line with the future master plan. Hooper City has been working with developers to design and install a regional lift station that will provide sewer (which facilitates higher density) to raw land.

The City recently accepted a regional sewer lift station (which provided higher density housing) in the north end of Hooper. The City also decided that it would participate with a developer to install another regional sewer lift station instead of having the developer install a local lift station that would have only served their development. The City with the developer commissioned a design that will be bid by the end of 2023.

Because of the regional sewer pump stations, higher density of the land was granted for development in the surrounding areas.

Hooper City does not monitor the pricing nor the trends of real-estate, but the developers of two of the subdivisions listed above have sold every lot and the third developer has indicated that he will be able to sell all of the lots quickly once they get approved. Surrounding land to all three of these developments can now be sewerd by the regional lift stations. Some land has been posted for sale and several developers have been interested in them.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be completed between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality implementation plan.

Answer: Per implementation plan - where is the City at with the following milestones: 1) Work to provide sewer service to areas zoned R2 and R3, 2) Review of zoning; include residential zoning in all zones, 3) Revise 'Multi-Family' and 'Duplex' definitions and permissions, and 4) Request bus line(s) from UTA?

3. What page in the submitted plan can this be found?

Answer: Page 10 of the HOOPER CITY AMENDMENT TO GENERAL PLAN FOR AFFORDABLE HOUSING document.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Answer: Answering the other questions in this strategy will help me determine the answer to this question.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Answer: Have there been any land use regulation changes or land use decisions in the last year? I need a copy of Ordinance 2024-03 An ordinance amending and clarifying Title X, Zoning and Subdivision Ordinance to see if that ordinance qualifies as a land use regulation that can be detailed in this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Answer: Have there been any barriers to the implementation of sewer service to the areas zoned R2 and R3 in Hooper? For example - lack of funding to support the City extending lines, lack of interest in surrounding parcels, etc.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Answer: Answering the other questions in this strategy will help me determine the answer to this question.

THIRD STRATEGY ANSWERS

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Answer: G

For reference in answering the following questions: G is #3 in Hooper's Report - Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

From 2023 Update: During the first quarter of the year, Hooper City Planning Commission, City Council and staff reviewed Chapter 2 and Chapter 10 ordinances of the City Code. The City identified several items in the ordinances that were discussed and were considered for updates and changes. Several items were clarified or changed; however, the changes do not correlate to Strategy G.

Hooper City has also been working with developers to design and install a regional lift station to provide sewer to raw land. A sewer lift station will provide the ability for higher densities. Currently the only option for development is to use on-site sewer disposal systems (septic tanks and drainfields).

The City has finalized a master sewer plan and is looking to partner with developers to provide regional pump stations in strategic locations that will benefit various developments. There are currently three potential developments interested in the East area that would benefit from one sewer pump station. The City has decided to work with these potential developers to facilitate the installation of the East area pump station. This is not necessarily a land use regulation or decision, but if the East area pump station is installed, it will facilitate changes in future land use.

Prior to September of 2023, no landowners had petitioned to change the existing land use zone. The majority of the land use in the East area is zoned R1, residential use comprising of 40,000 ft² lots. Future land use zone does allow for commercial development and R.75 (residential lots of 30,000 ft²). There is a potential for even smaller lots but prior to September 2023 no landowners had inquired about it.

From 2023 Non Compliance Letter DWS states: "In the submitted report, Strategy G does not provide adequate description about the work completed on the expansion of sewer in the area for the division to assess progress and monitor compliance with the implementation plan. The report describes that the city is working with developers on this project but does not describe what work has been done. In the market response section of the report, it says "has not happened yet" to several metrics. The division needs clarity on the actions which have been completed for this strategy to determine compliance."

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be completed between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality implementation plan.

Answer: Per implementation plan, where is the City at with the following milestones: 1) Work to provide sewer service to areas zoned R2 and R3, and 2) Amend section 4-7 to revise multi-family dwellings? Has there been any progress on the East area pump station? To satisfy DWS' non-compliance letter, I want to note some sort of work the City has done on the pump station. If there has not been any work, explain why not and I will work on drafting a response to fulfill the noncompliance requirements.

3. What page in the submitted plan can this be found?

Answer: Page 11 of the HOOPER CITY AMENDMENT TO GENERAL PLAN FOR AFFORDABLE HOUSING document.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Answer: Answering the other questions in this strategy will help me determine the answer to this question.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Answer: Have there been any land use regulation changes or land use decisions in the last year? I need a copy of Ordinance 2024-03 An ordinance amending and clarifying Title X, Zoning and Subdivision Ordinance to see if that ordinance qualifies as a land use regulation that can be detailed in this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in

implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Answer: Answering the other questions in this strategy will help me determine the answer to this question.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Answer: Answering the other questions in this strategy will help me determine the answer to this question.