

**HOOPER CITY**  
**PLANNING COMMISSION AGENDA**  
**NOVEMBER 9, 2023 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, November 9, 2023, 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 October 12, 2023.
4. Action Items
  - a. Conditional Use Permit Request for Bryce Clark for an oversized structure totaling 4,023 sq ft with a height of 30 ft located at 4790 S 5500 W
    - i. Enter a public hearing to receive public input on request.
    - ii. Close the public hearing and proceed with the regular meeting.
    - iii. Planning Commission Discussion and/or Motion on request
  - b. Conditional Use Permit Request for Scott Larsen for an oversized structure totaling 2,000 sq ft located at 5409 W 3750 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
  - c. Rezone Request for Still Water Construction located at 5714 W 4200 S. Requesting to be Rezoned from R1 to R .75.
    - 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. Preliminary Review of the Perez Subdivision located at 5998 S 5100 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. Preliminary Review of the Brooks Estates Subdivision located at 5225 S 4600 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
  - f. Conditional Use Permit Request for Hooper Water Improvement District for a Water Well located at 4769 W 5100 S
    - i. Enter a public hearing to receive public input on request.
    - ii. Close the public hearing and proceed with the regular meeting.
    - iii. Planning Commission Discussion and/or Motion on request
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*

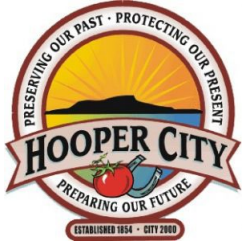
Morghan Yeoman, City Recorder

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

**CERTIFICATE OF POSTING**

The undersigned, duly appointed city recorder, does hereby certify that the above notice has been posted at the Hooper City Civic Center, the Hooper City Post Office, and the Hooper City Sinclair Gas Station; the Utah Public Meeting Notice website; and hoopercity.com on or before November 9, 2023.



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, SEPTEMBER 14, 2023, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on September 14, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:

Mary Simpson – Chair  
Sheldon Greener – Vice Chair  
Amanda Prince  
Bryce Widdison

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder  
Brandon Richards – City Attorney  
Briant Jacobs – City Engineer

COMMISSION MEMBERS EXCUSED:

Blake Cevering

AUDIENCE PRESENT:

Gerald Gaddis, Jared Chandler, Ammie Howard, Alan Dailey, Jenny Stanger, Joe Brignone, Curtis Crabtree, Wayne Widdison, Kayla Peterson, Frank Peterson, Greg Simpson, Angie Simpson, Justin Nielsen, Shay Call,

**6:30PM WORK MEETING**

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed.

**7:00PM REGULAR MEETING**

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Simpson led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated September 14, 2023

**COMMISSIONER PRINCE MOTIONED TO APPROVE  
THE MINUTES DATED SEPTEMBER 14, 2023.**

**COMMISSIONER GREENER SECONDED THE  
MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:**

**GREENER**

**PRINCE**

**WIDDISON**

**MOTION PASSED.**

**VOTE:**

**AYE**

**AYE**

**AYE**

4. Action Items

- a. Conditional Use Permit Request for Curtis Crabtree for an oversized structure totaling 1,920 sq ft with an accessory dwelling unit totaling 960 sq ft located at 4440 S 6300 W

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

Briant Jacobs, our city engineer gave a presentation on where the structure will be located on the property. Explains that the structure height is 25 ft. Curtis Crabtree located in Woods cross explains that he does not currently live on the property. Curtis explained that he will live in the ADU once it is completed. Curtis currently has renters living in the main home.

Commissioner Simpson stated that the ordinance states that the principal unit will be occupied by the owner. Commissioner Prince asked if Curtis had other homes or developments for a business. Curtis responded that he is a general contractor. Commissioner Prince asked why he chose to live in this home and not any others. Curtis responded that with it being a requirement, he would like to get something done with the property. Curtis read off the General Plan about affordable housing and how this will help. Commissioner Prince asked if his renters have a lease. Curtis confirmed yes and will be done June/July 2024.

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

No public comments.

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

**COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR CURTIS CRABTREE FOR AN OVERSIZED STRUCTURE TOTALING 1,920 SQ FT WITH AN ACCESSORY DWELLING UNIT TOTALING 960 SQ FT LOCATED AT 4440 S 6300 W WITH THE CONDITION OF CURTIS WILL OCCUPY ONE OF THE STRUCTURES AT CLOSING. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:**

**GREENER**

**PRINCE**

**WIDDISON**

**MOTION PASSED.**

**VOTE:**

**AYE**

**AYE**

**AYE**

- b. Conditional Use Permit Request for Gerald Gaddis for an oversized structure totaling 3,200 sq ft with an accessory dwelling unit totaling 960 sq ft located at 5230 W 4175 S

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

Briant Jacobs, our city engineer, gave a presentation. Briant explained where the ADU will sit on the property and the layout of the structure. Gerold Gaddis explained that he is the property owner of the home and lives in the primary structure. Gerold mentioned that he is building it for his daughter to live in. Commissioner Simpson asked what the intention is for the loft. Gerold confirmed that it will be used for storage. Commissioner Prince is concerned that the mechanical and laundry room is not included in the living space but feels it should be. Commissioner Simpson feels that the laundry room needs to be apart of the 960 sq ft and the mechanical room and be left in the garage.

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

Jennifer Stanger located at 3672 S 5250 W asked for the planning commission to read the ordinance (Ordinance read). Jennifer asked if there was any rule or ordinance for a laundry room to not be allowed in the garage area.



Commissioner Simpson confirmed no. Jennifer states that with the way it is written, we shouldn't require him to eliminate the laundry.

Wayne Widdison located at 5533 S 7100 W asked what door would leave to the laundry room. Asked for commissioner to take into consideration doing a half bath and put the laundry room in there to service the garage.

Alan Dailey located at 5155 W 4250 S feels that stairwells, loft and mechanical room should be included in the square footage.

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

Commissioner Prince can understand having the mechanical room in the garage but having the laundry room apart of the living area. (960 sq ft). Commissioner Greener mentioned that the City Council denied the larger square footage (1,200 sq ft) for ADU. Brandon Richards, our city attorney, talks about the loft area and how it can be accessed from the garage and with it being open to the lower level.

Commissioner Simpson feels that there needs to be modification to the mechanical room and the laundry room needs to be included with the 960 sq ft. Gerald Gaddis feels like it is unfair to have the mechanical room included in the ADU when it also services both the shops. He is understanding of the laundry room and can make those adjustments.

The audience chimed in, stating they are builders and from their experiences the mechanical room is not counted as living space. Brandon Richards, the city attorney, recommends that they make the mechanical room only accessible from the garage and move the laundry room to be apart of the 960 sq ft.

**COMMISSIONER PRINCE MOTIONED TO APPROVE THE  
CONDITIONAL USE PERMIT FOR GEROLD GADDIS FOR AN  
OVERSIZED STRUCTURE TOTALING 3,200 SQ FT WITH AN  
ACCESSORY DWELLING UNIT TOTALING 960 SQ FT LOCATED  
AT 5230 W 4175 S. UNDER THE CONDITION OF THE  
MECHANICAL ROOM NOT ACCESSED FROM THE ADU AND  
THE LAUNDRY ROOM WILL NEED TO BE INCLUDED IN THE  
960 SQ FT. IF THERE IS A LAUNDRY IN THE GARAGE, IT**

**CANNOT BE ACCESSED BY THE ADU. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- c. Conditional Use Permit request for Kayla Peterson for an oversized structure totaling 4,000 sq ft located at 7133 W 5500

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

Kayla Peterson explained that pole barn will be used for hay storage, boat, and trailer. Concrete work will be done later but will have the road base down. Confirmed that there will not be any plumbing or electricity at this time.

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

No public comments.

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

**COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT FOR KAYLA PETERSON FOR AN OVERSIZED STRUCTURE TOTALING 4,000 SQ FT LOCATED AT 7133 W 5500 S. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- d. Preliminary Review of the West View Subdivision located at 5800 W 4200 S for Still Water Construction

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

Briant Jacobs, city engineer, gave a presentation. Briant explained that there will be fourteen (14) new lots and one (1) modification to an existing lot. 15 total lots. Mentioned that city staffs comments have been addressed.

Justin Nielson representing Still Water Construction located at 2637 W 1800 S West haven. Justin explained that they came back a few years ago for a preliminary review. With the ordinance and setbacks changes, they have now brought it back with the current information. Commissioner Simpson asked what Lot 14R meant. Briant Jacobs answered stating that it cannot front 4200 S. Commissioner Greener asked about Lot 15 if it is currently R1 or if it is rezoned to R2. Briant confirmed that is zoned R2. Commissioner Simpson asked when the construction will start. Justin says he would love to move as soon as possible.

Briant Jacobs wanted to make a correction to his statement, that Lot 15 is currently zoned R1. Commissioner Greener stated that it will need to be rezoned to fit the future land use map.

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

Joe Brignone located at 4217 S 5800 W shared his concern for the sewer system. With all the homes currently and in the future plan zoned R2 feels that is being overused.

Commissioner Prince followed Joes comments letting him know that the surrounding areas are zoned in the future map for R .75, they are trying to move in a good direction for what is best.

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

**COMMISSIONER GREENER MOTIONED TO RECOMMEND THE APPROVAL THE PRELIMINARY REVIEW OF THE WEST VIEW SUBDIVISION LOCATED AT 5800 W 4200 S FOR STILL WATER CONSTRUCTION UNDER THE CONDITION OF LOT 15 BEING IN COMPLIANCE WITH ZONING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:**  
**WIDDISON**

**VOTE:**  
**AYE**

**GREENER** **AYE**  
**PRINCE** **AYE**  
**MOTION PASSED.**

e. Discussion: Commercial Cell Tower Draft

Commissioner Simpson read off what was included in the packet. Discussion between the commissioners on the final draft outline was made.

**COMMISSIONER PRINCE MOTIONED TO RECOMMEND THE COMMERCIAL CELL TOWER ORDINANCE SUGGESTIONS WITH THE ADDITION OF THE CITY BEING PROVIDED WITH A COPY OF THE LEASE ON A YEARLY BASES AND ANY CHANGES TO THE LEASE TO THE CITY COUNCIL FOR CONSIDERATION. ALSO REPLACE THE WORD “ABOUT” WITH “WITHIN” IN SECTION 4, ITEM LINE 2. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

f. Discussion: Land Use Code changes

Brandon Richards, our city attorney went over the new Land use code changes that will be implemented February 2024. Brandon talked about HB364, SB 174, and HB406.

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.)*

Joe Brignone located at 4217 S 5800 W asked what the intent is to have the owner reside in the primary residence. Commissioner Simpson states that they are trying to make the property owners responsible for the property and to take care of it. Joe feels that the ordinance does not reflect that description.

Brian Hotchkiss stated that Blake Cevering sent him to talk with the commissioners to get their feedback. Brian had asked about a property located

at 4950 S 6300 W. He had questioned if the frontage would work on this property if he developed it for a single home.

6. Adjournment

**AT APPROXIMATELY 8:50, COMMISSIONER PRINCE  
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER  
WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**VOTE:**  
**AYE**  
**AYE**  
**AYE**

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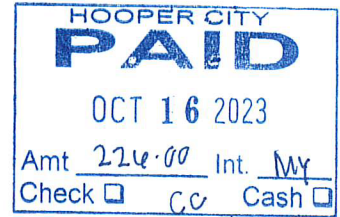
Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Morghen Yeoman, City Recorder

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

X Mailer 224.00  
X Fee: \$200.00  
Date Submitted 10/16/23

### Conditional Use Permit: Oversized Structure



Print Applicant Name: Bryan Clark  
Address: 4790 S. 5500 W.  
Phone #: [REDACTED]  
Day Time Phone #: - Email:

☐ **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: 4023  
Height of Structure: 30'

- ☐ What will the structure be used for? Storage
- ☐ 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: 10-16-23

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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.**

# THE RED CO

## CLARK SHOP



Owner	Clark Shop
Address	4790 S 5500 W Hooper, UT 84315
Square Footage	
Slab on Grade	
Main	1,059
Second Floor	1,054
Total	2,113
Main Garage	1,910

These plans are issued to:

Bryce Clark

For the use of construction on one building for:

Bryce Clark

VANCE SMITH MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY.  
THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION  
OF ANY BUILDING EXCEPT FOR THAT IN WHICH THEY WERE  
ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF  
COPYRIGHTED MATERIAL.  
USE OF THESE DRAWINGS CONSTITUTES AGREEMENT OF FOLLOWING TERMS:  
GENERAL CONTRACTOR AND END OWNER ASSUME FULL RESPONSIBILITY  
FOR FULL VERIFICATION OF SITE CONDITIONS, PLAN AND BUILDING  
DIMENSIONS, AND STRUCTURAL COMPLIANCE AND DETAILS INCLUDED  
ON THESE PLANS.

SHEET:  
1

DATE:  
4/10/2023

REVISION:

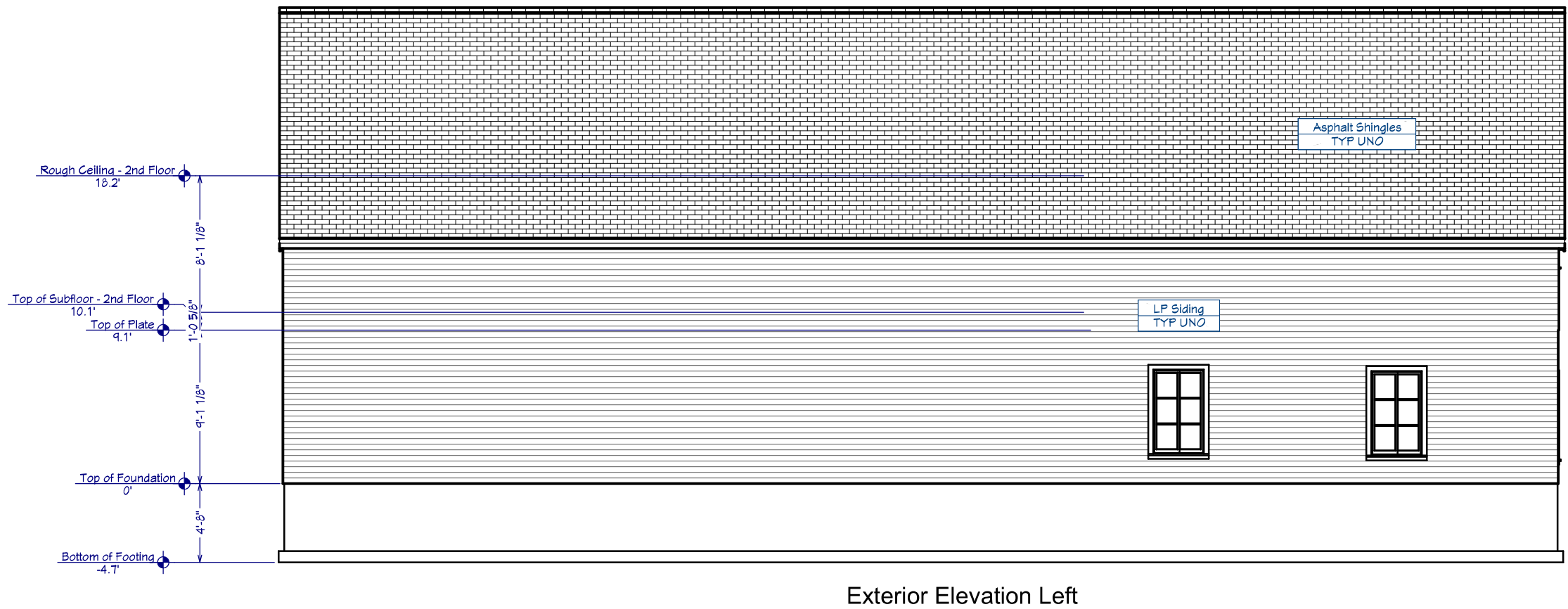
Clark Shop

Clark Shop  
4790 S 5500 W  
Hooper, UT 84315

The RED Co.  
4465 W 13600 N Garland, UT  
(435) 230-8043



NOT TO SCALE



SHEET:  
2

DATE:

4/10/2023

REVISION:

Clark Shop

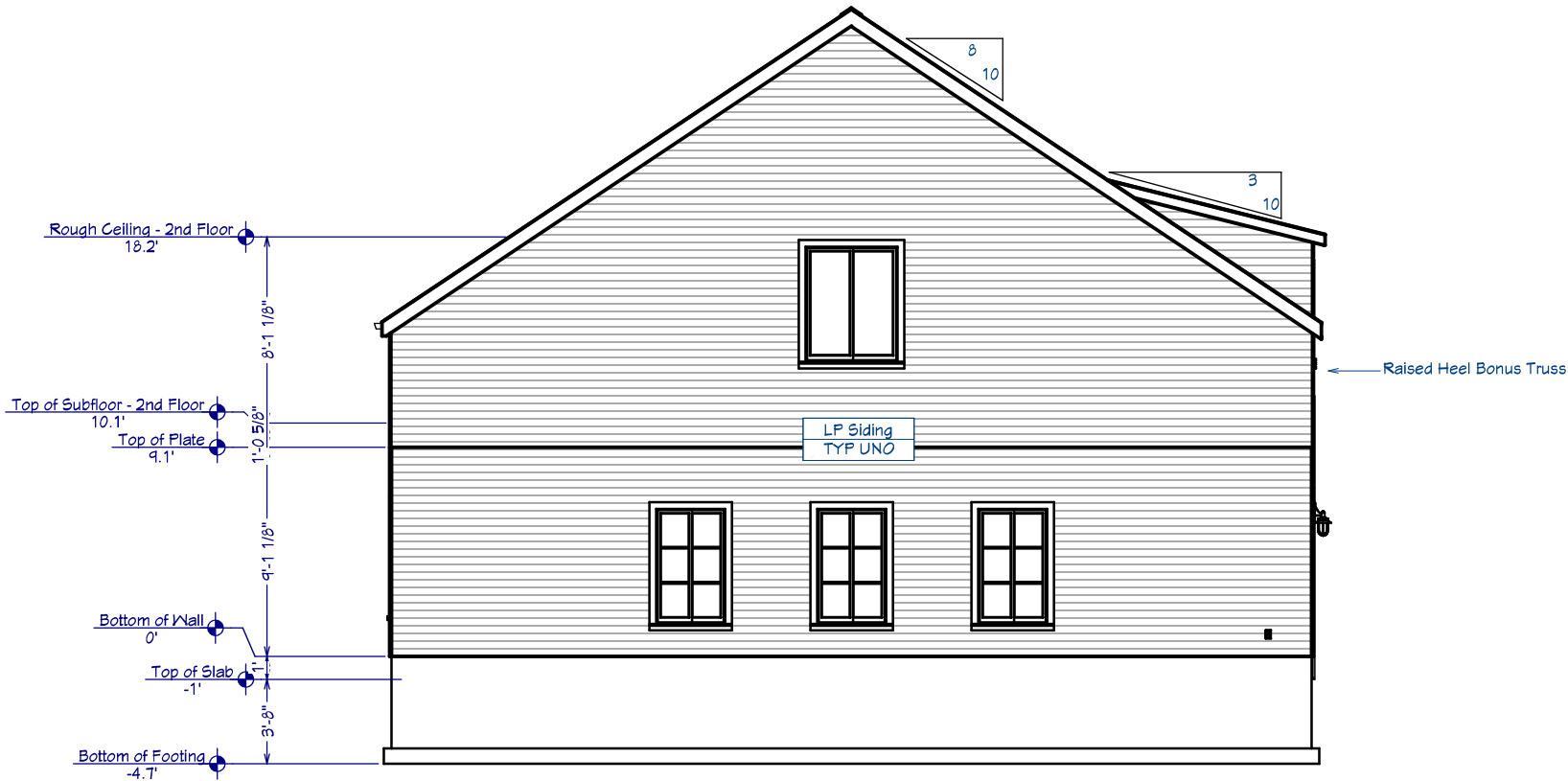
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4790 S 5500 W  
Hooper, UT 84315

The RED Co.  
4465 W 13600 N Garland, UT  
(435) 230-8043



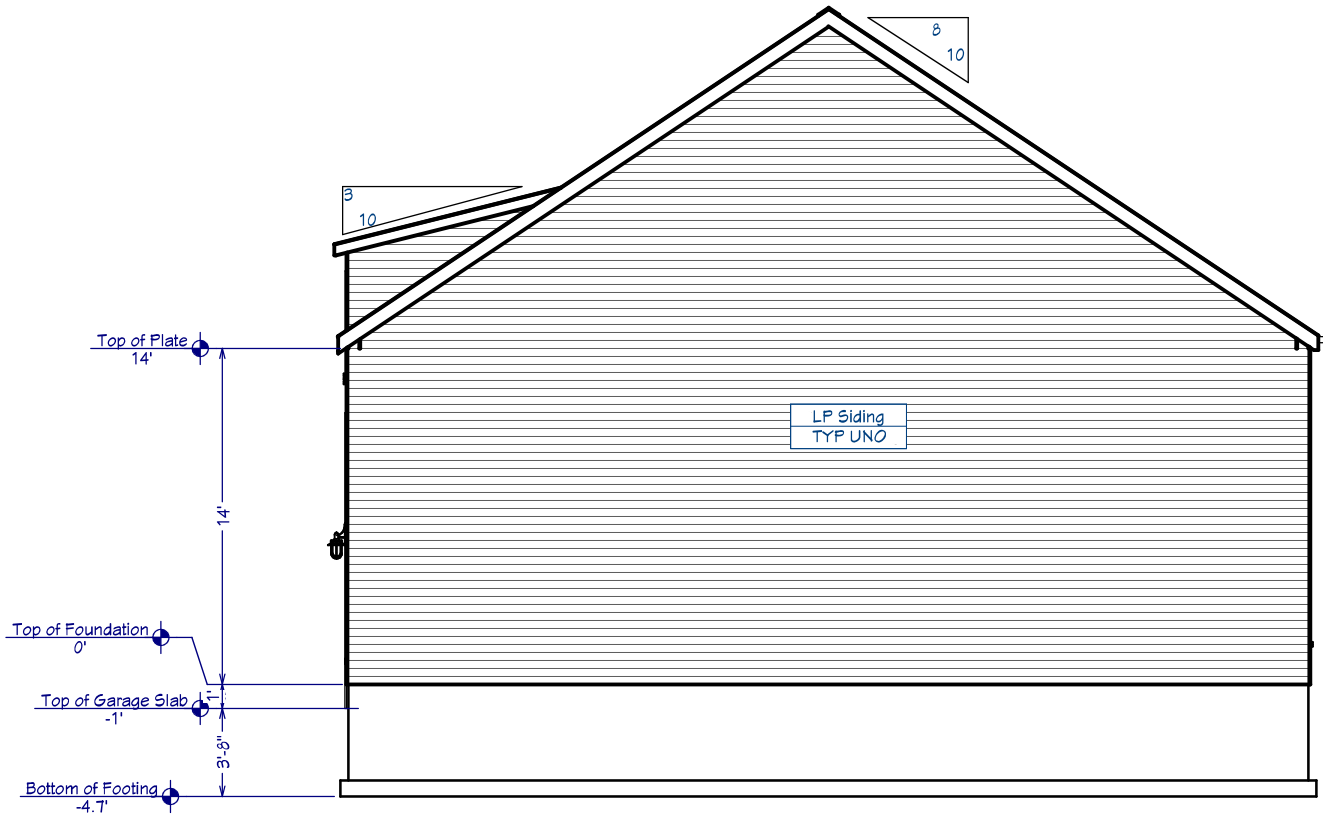
NOT TO SCALE





Gable facia to be finished 6" beyond wall finish  
Hip facia to be 6" beyond wall finish

Exterior Elevation Front



Exterior Elevation Back

SHEET: 3

DATE: 4/10/2023

REVISION:

Clark Shop

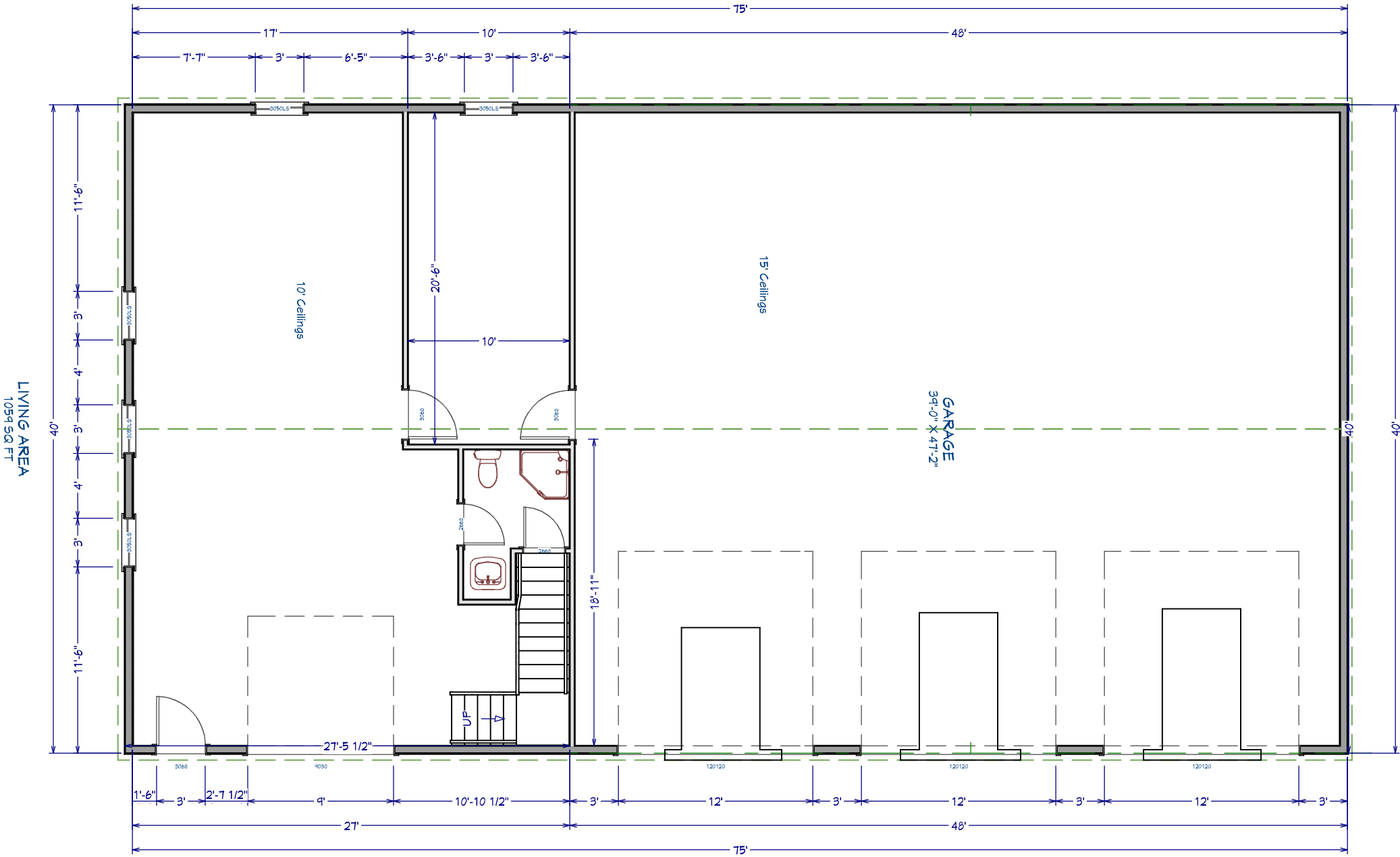
Clark Shop  
4790 S 5500 W  
Hooper, UT 84315


Designs By THE RED CO.

THE RED CO.

4465 W 13600 N Garland, UT  
(435) 230-8043

NOT TO SCALE



Designs By  
  
THE RED CO.

DATE:  
4/10/2023

REVISION:

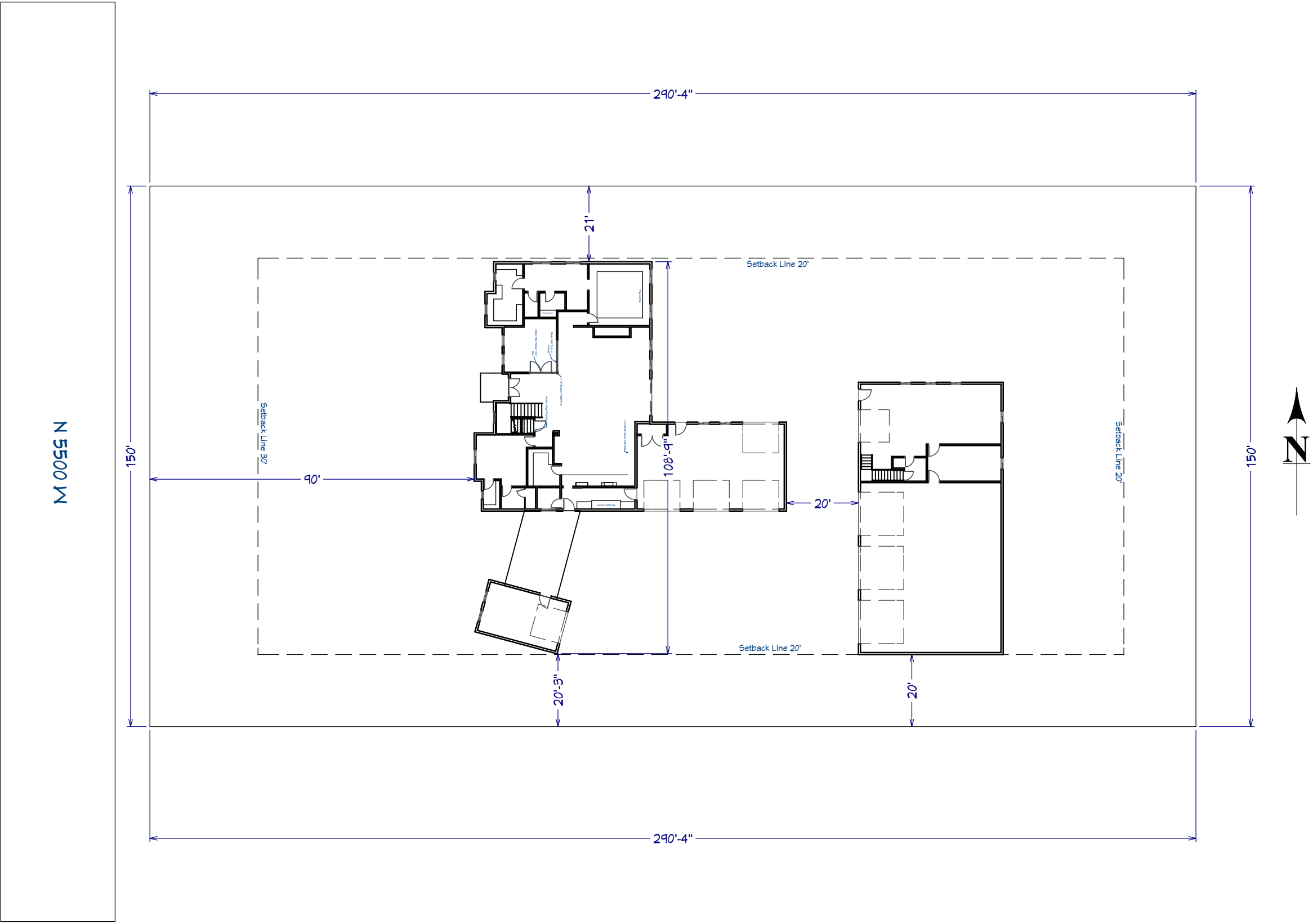
Clark Shop  
4790 S 5500 W  
Hooper, UT 84315

THE RED Co.  
4465 W 13600 N Garland, UT  
(435) 230-8043

SHEET:  
5

Clark Shop

NOT TO SCALE



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

Fee: \$200.00 + 46 MAILERS  
Date Submitted 10/5/23

## Conditional Use Permit: Oversized Structure

Print Applicant Name: Scott & Alisa Larsen

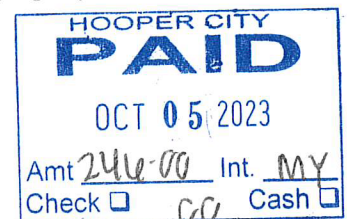
Address: 5409 W 3750 S

Phone #: \_\_\_\_\_

Day Time Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

☐ **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: 2,000 sq ft.

Height of Structure: 25 ft

☐ What will the structure be used for? Garage for trailers & workshop

☐ 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: Scott Larsen

Date: 10/5/23

\*\*\*\*\*

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.**



ENGINEER STAMP

# ELEVATIONS

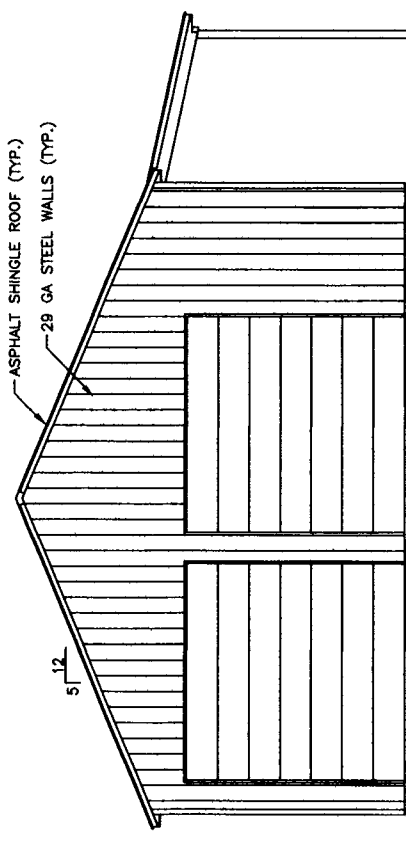
SCOTT & ALISA LARSEN  
BUILDING  
HOOPER, UTAH

PROJECT  
AP04

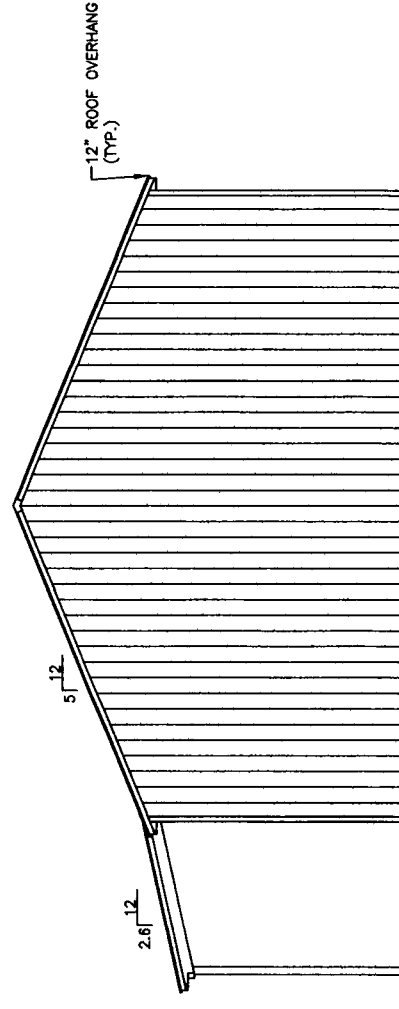
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DATE  
09/29/2023

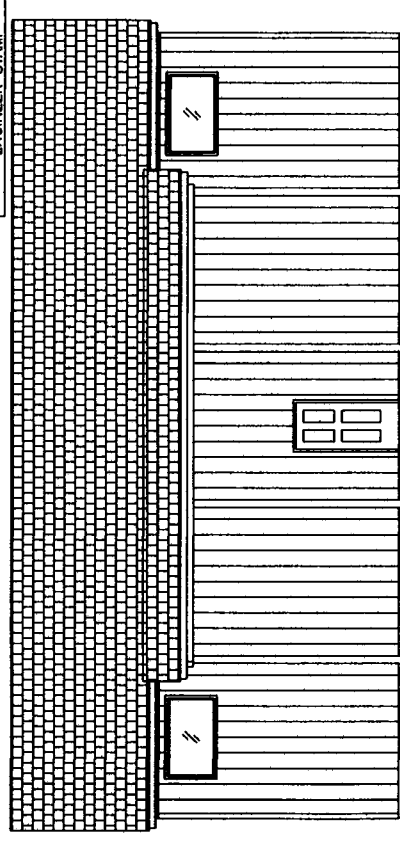
SHEET  
04



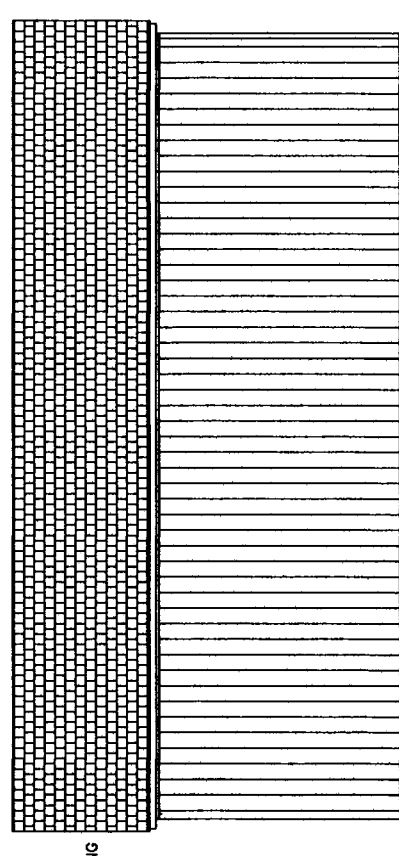
GABLE END ELEVATION - EAST



GABLE END ELEVATION - WEST



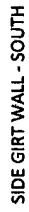
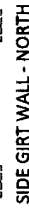
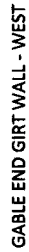
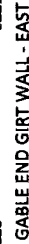
SIDE ELEVATION - NORTH



SIDE ELEVATION - SOUTH

color will be complimentary to home.

1. TRUSS HEEL SHOWN AT 8" ON THESE PLANS. COMPARE PLAN DIMENSIONS WITH TRUSS MANUFACTURER DRAWINGS AND ADJUST PLAN DIMENSIONS (EAVE HEIGHT, PEAK HEIGHT, PANEL LENGTHS, ETC) AS NECESSARY.

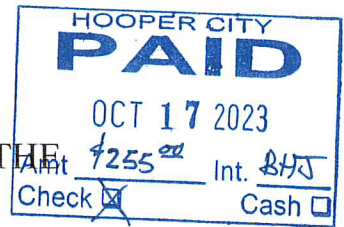




# HOOPER CITY INC.

5580 W. 4600 S.  
Hooper City, UT 84315

APPLICATION TO AMEND THE  
HOOPER CITY



Date Submitted \_\_\_\_\_

## ZONING MAP

Petition No. \_\_\_\_\_ Parcel No. 08-047-0075

Date Submitted October 16, 2023

Address of Site 5714 W 4200 S, Hooper

Applicant's Name STILLWATER

Phone Number [REDACTED] No. \_\_\_\_\_

Address P.O BOX 638 Box UT

Email [REDACTED]

**FEE SCHEDULE** \$250.00 plus \$5 per acre the cost for publishing the notice in the Standard Examiner. The publishing cost will be determined and the applicant will be billed. The bill must be paid before it will be heard by the Planning Commission and Council.

\*\*\*\*\*  
NOTE: The Applicant must submit a **plat map** from the County Recorder's Office which accurately delineates the property being considered and a **legal description** (see requirements listed on the back).  
\*\*\*\*\*

Present Zoning of Property: R1 Present Use of Property: Residential lot with vacant area in the back

Proposed Zoning of Property: R . 75 Proposed use of Property if Property is Re-zoned (explain in detail) \_\_\_\_\_

TO BE INCLUDED WITH AN WEST VIEW DEVELOPMENT.

Acreage of Property: 1.00 Reason why Re-zoning is Requested: \_\_\_\_\_

TO BE INCLUDED WITHIN AN R-2 DEVELOPMENT (WEST VIEW ESTATES) TO FOLLOW THE NEW MASTER PLAN.

Will the proposed Re-zoning conform to the City Master Plan? X Yes \_\_\_\_\_ No (Explain and attach)  
UPDATED MASTER PLAN

Signature of Applicant \_\_\_\_\_

Signature of Property Owner Sharon J. Garner

I authorize STILLWATER CONSTRUCTION GROUP to act as my representative in all matters relating to this applications.

Shawn J. Garner  
Signature of Property Owner

\*\*\*\*\*  
Please answer the following questions with specifics and attach a separate sheet. This information will be forwarded to the city Planning Commission members for review.

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

\*\*\*\*\*

- I. **APPLICATION REQUIREMENTS FOR ZONING MAP CHANGE** The property owner shall submit to the City Recorder of the Planning Committee the following:
  - A. An **application** formally requesting a zoning change and stating the reasons for the request.
  - B. A **property plat** of the area of the requested zone change. Plats are available at the Weber County Recorder's Office.
  - C. A **legal description** of the subject property.
  - D. A **re-zoning fee** as indicated on the zoning applications.
  - E. **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides, and back of property lines of proposed property.**
  - F. **ADDRESSES NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND WRITTEN. The City will supply envelopes.**
  - G. **Postage stamps for each address.** The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You must show proof that all addresses were obtained. You may get on to the Weber County Website and go to Geo Gizmo. You must have mailing addresses not property addresses. You are responsible to make sure any returned letters are delivered to the property owners before the meeting.
- II. The Planning Committee requires any zoning application to be submitted (1) one month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended the property owner/applicant be present at the meeting.
- III. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days following the recommendations from the Planning Commission to the Council.
- IV. The City Council, following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
- V. The Re-zoning becomes effective 15 days after publication of the ordinance.

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

Date: \_\_\_\_\_ Decision of Commission: \_\_\_\_\_

City Council sets public hearing:

Date: \_\_\_\_\_ Decision of Council: \_\_\_\_\_

Forms: Zoning Map: 01202016W



NW 1/4

47

SECTION 7, T.5N., R.2W., S.L.B. & M.

IN HOOPER CITY

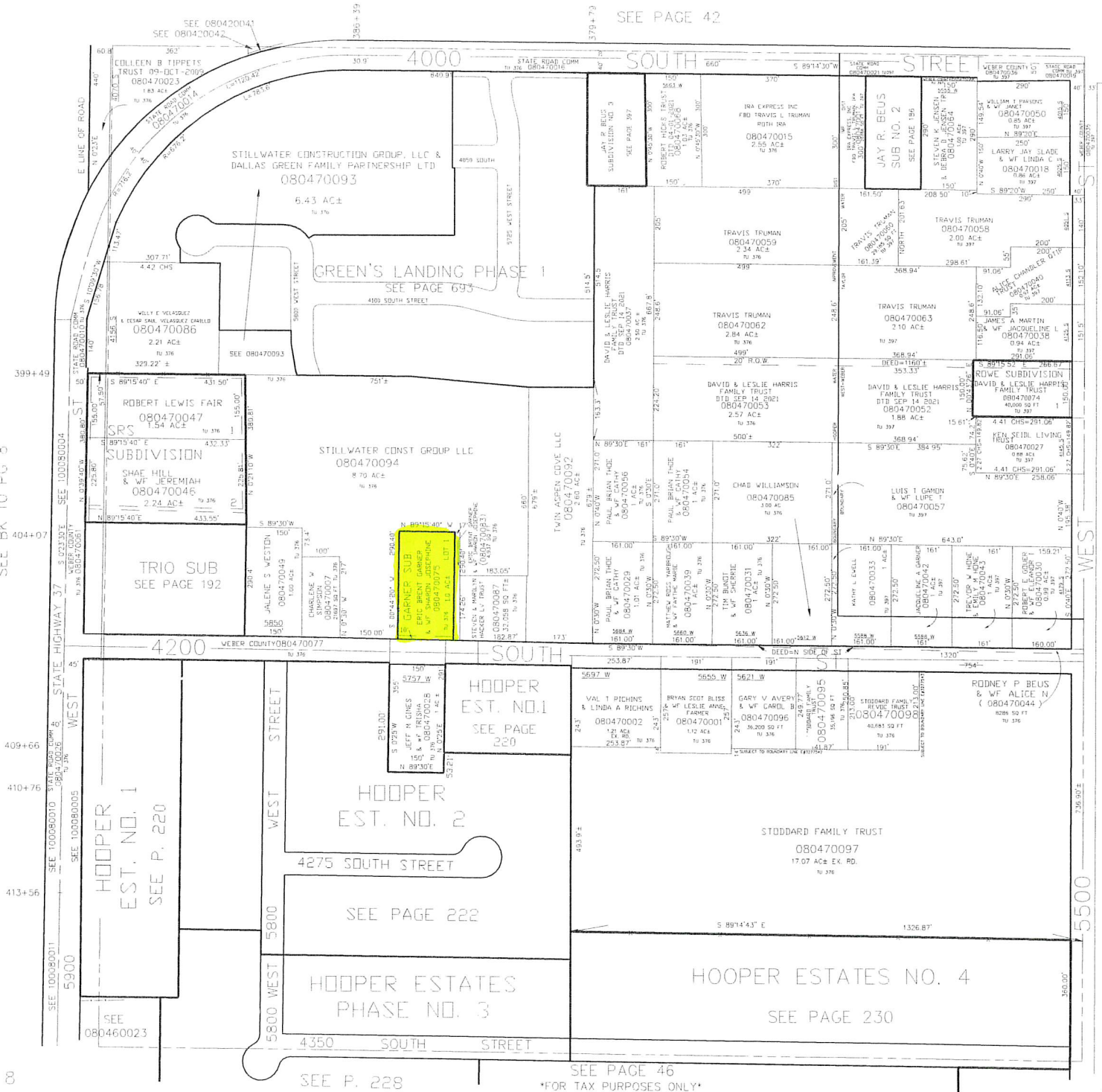
TAXING UNIT: 376 & 397

SCALE 1"=200'

SEE PAGE 42

SEE BK 10 PG 8

SEE PAGE 43



PART OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, S. 1. B. & M.

**HOOPER DISTRICT  
WEBER COUNTY, UTAH  
MARCH, 1992**

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 12 WEST, SAID LAND WAS RELIANT AND DESCRIBED AS FOLLOWS:

ON THE NORTH LINE OF 4200 SOUTH STREET, BEGINNING AT THE CORNER OF SAID 4200 SOUTH STREET, AND ALONG THE CENTER LINE OF SAID 4200 SOUTH STREET, 1531.00 FEET AND 30.00 FEET, TO THE CORNER OF SAID 4200 SOUTH STREET, 1561.00 FEET, TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, 30.00 FEET, BEING THE NORTH LINE OF 4200 SOUTH STREET, 8.89-15.40'-E. 290.40 FEET; 15.40'-N. 114.20'-E. 290.40 FEET; 114.20'-W. 15.40'-S. 290.40 FEET; 15.40'-E. 150.00 FEET; 150.00'-N. 114.20'-E. 290.40 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.00 AC.

SCALE: 1" = 50'

LEGEND:

O DENOTES A SET #3 CAPPED  
REFER 24" LONG.

OWNERS DEDICATION:

WE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND ALLEYS, AND DO HEREBY GRANT AND CONVEY TO WHOMSOEVER THESE PARTS MAY COME, THE HEREIN GRANT AND CONVEY TO WHOMSOEVER THESE PARTS MAY COME, PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND CONVEY TO WHOMSOEVER THESE PARTS MAY COME, PORTIONS OF THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, AND DRAINAGE AND EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITY AND DRAINAGE STRUCTURES, AND ALSO FACILITIES FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WITH SUCH OTHER STRUCTURES AND FACILITIES AS MAY BE NECESSARY FOR THE PROPER DRAINAGE OF THE FOREGOING TRACTS OF LAND, AND FOR THE PROPER MAINTENANCE OF SUCH STRUCTURES.

SIGNED THIS 20<sup>TH</sup> DAY OF APRIL 1992  
Josephine Simpson  
Eldin E. Simpson

## ACKNOWLEDGEMENT:

STATE OF UTAH  
COUNTY OF

ON THIS 20<sup>th</sup> DAY OF April, 1997, PERSONALLY  
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SIGNERS OF THE  
ABOVE DEDICATION, IN NUMBER, WHO ACKNOWLEDGED TO ME THAT THEY  
EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY, AND FOR  
THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

COMMISSION EXPIRES Apr. 30 1994

RESISTING IT

CRANDALL BARNARD  
2518 Washington Blvd  
Ogden Utah 84401  
My Commission Expires  
APR 2 1994  
STATE OF UTAH

Approved By: \_\_\_\_\_  
 Attest: Professional Land Surveyors, P.C.  
 825 W. 4400 S. P.O. Box 207  
 Provo, Utah 84607  
 201/231-5330 Fax: (801) 231-5330

~~WEBER COUNTY COMMISSION ACCEPTANCE~~

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-21-2013 BY 60322  
UCBAW

WHEEN COUNTY PLANNING COMMISSION APPROVAL.

THIS IS TO CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE  
WEBER COUNTY PLANNING COMMISSION ON THE 13 DAY OF April  
1992.

CHAIRMAN. WEBER COUNTY PLANNING COMMISSION

I, MARTIN B. MOORE JR., UTAH REGISTERED LAND SURVEYOR NO. 3964, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME AT THE REQUEST OF ERIC GARNER, AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WORTHINGTON

WEBER COUNTY SURVEYOR

I. HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMPRAVED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE

RECEIVED TUES 7<sup>TH</sup> MAY OF APRIL 1963

*Robert J. Davis*  
SIGNATURE

COUNT

111000

**SURVEY**

○

~~50311~~

1

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Perez Subdivision Phone R1 Date Submitted \_\_\_\_\_

Address of Subdivision 5948 So 5100 W Hooper City, UT No. of Units or Lots 1

Owner Name EFrain Perez Address 3639 W 4000 SO Ph [REDACTED]

Fax # N/A Email Address efrainperez00@gmail.com

Subdivider's Name EFrain Perez Address 3639 W 4000 SO Ph [REDACTED]

Fax # N/A Email Address efrainperez00@gmail.com

Name of Intended Escrow Holder N/A Address \_\_\_\_\_

Contact Name \_\_\_\_\_ Ph \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

Surveyor's Name Jason Felt Address 5160 So 1500 W Ph [REDACTED]

Engineer's Name John Reeve Address 5160 So 1500 W Ph [REDACTED]

Secondary Water Available? No Contact Michelle Ph [REDACTED]

Secondary Water System in Place? No Type \_\_\_\_\_ Ph \_\_\_\_\_

Culinary Water Available? Yes Type Hooper water Ph [REDACTED]

Sewer Connection Available? No Contact N/A Type \_\_\_\_\_

Septic System Appears Feasible? Yes Contact Jeffrey Cowlishaw Type Wisconsin Mound or Packaged Treatment

Is Property in a Flood Hazard Area? \_\_\_\_\_ Flood Zone \_\_\_\_\_ Lowest Elevation \_\_\_\_\_

Access Road Above 4215' Elevation? 4242 Source Surveyor Jason Felt

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

Over Head Power Line @ the Back of Proposed 1st 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: \_\_\_\_\_

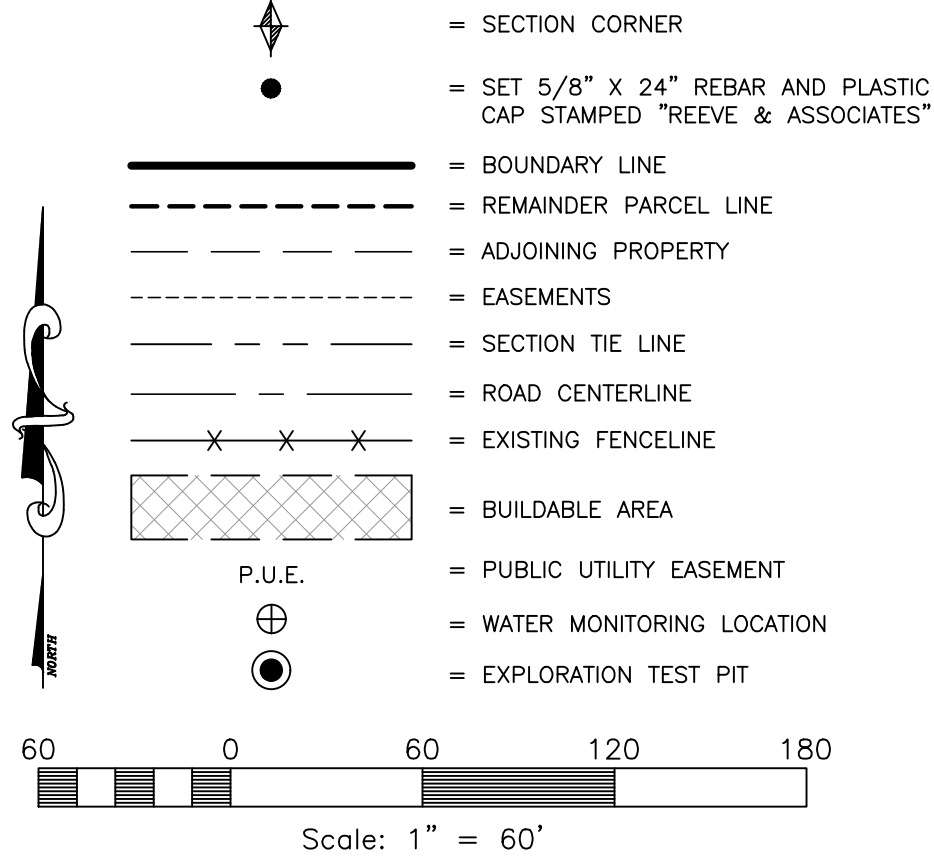
Subdivision Final Fee: \_\_\_\_\_ Final Approval Date: \_\_\_\_\_

Number of Copies: \_\_\_\_\_ Envelopes: \_\_\_\_\_

PAID  
600 + 50 MANNINGS  
12 OCTOBER 2023 BHS



## LEGEND



## PEREZ SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

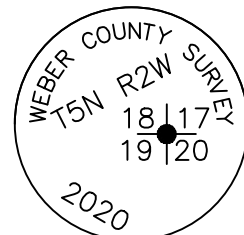
HOOPER CITY, WEBER COUNTY, UTAH  
OCTOBER, 2023

## SOIL TEST PIT INFORMATION

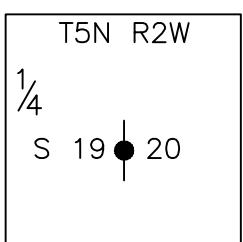
**EXPLORATION PIT #1** (UTM ZONE 12 NAD 83 407513 E 4556563 N)  
 0-16" FINE SANDY LOAM, GRANULAR  
 16-62" MOTTLES @ 44" AND BELOW  
 62-66" SILT LOAM, MASSIVE STRUCTURE, MANY RED MOTTLES  
 GROUNDWATER ENCOUNTERED AT 66"

## BASIS OF BEARINGS

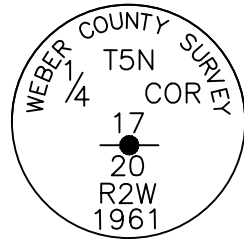
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: SOUTH 00°21'02" WEST.



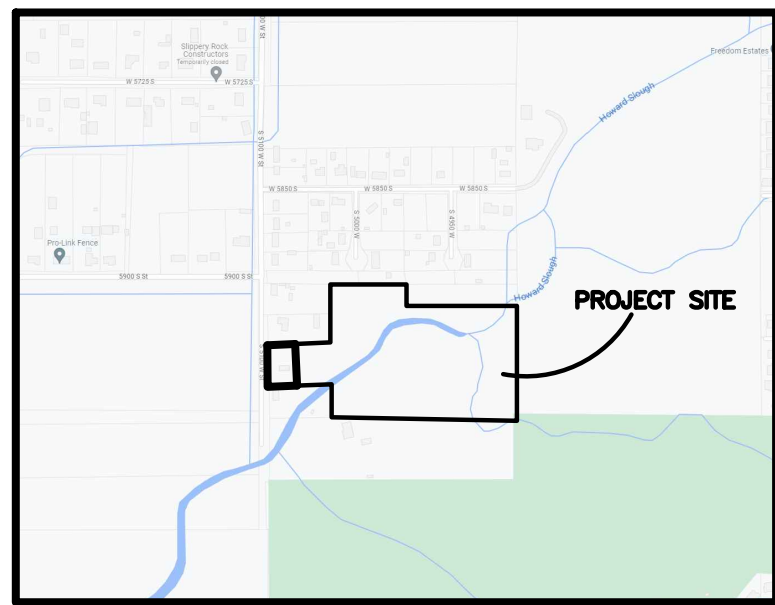
**MONUMENT DETAIL A**  
(NOT TO SCALE)



**MONUMENT DETAIL B**  
(NOT TO SCALE)

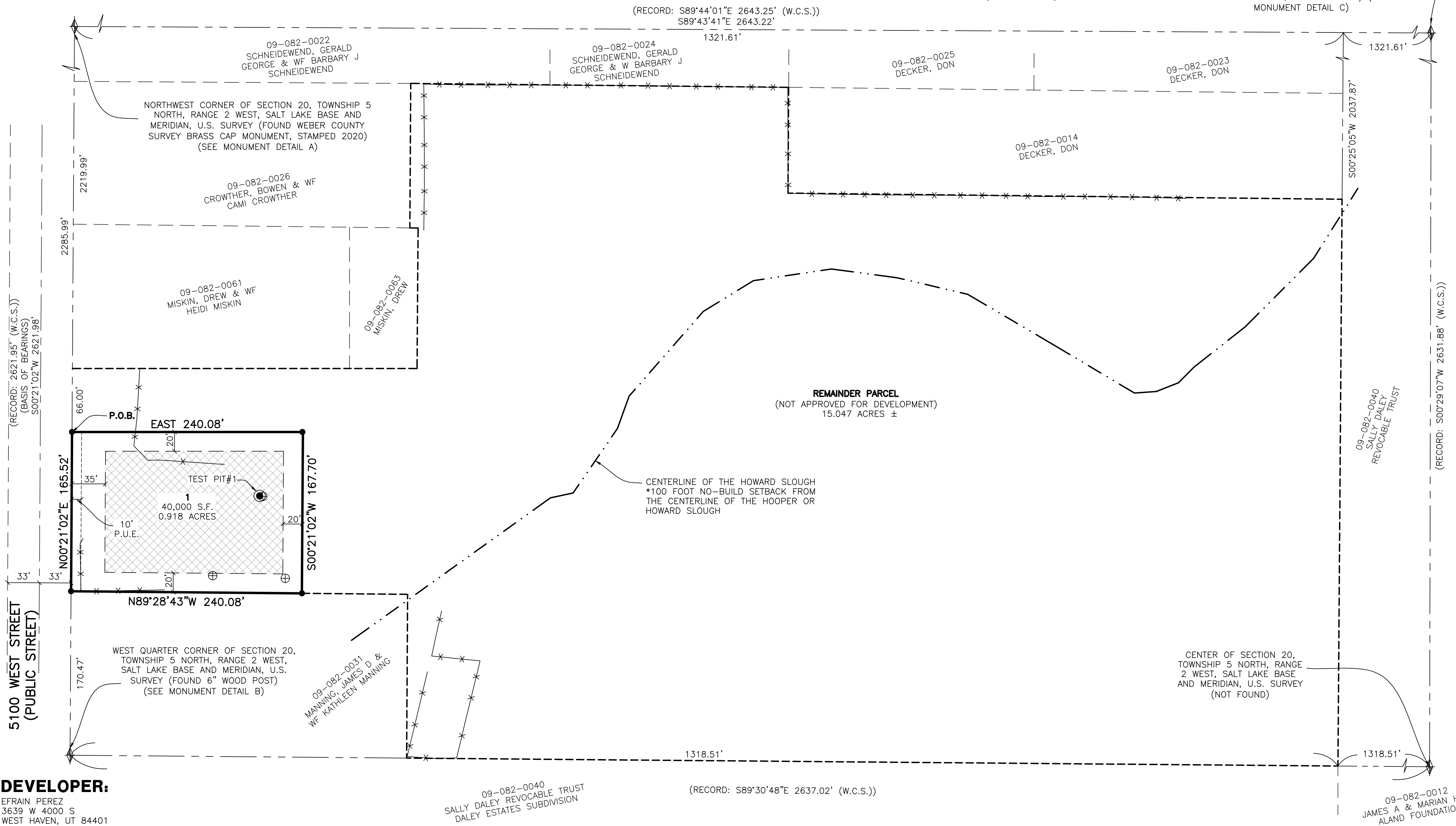


**MONUMENT DETAIL C**  
(NOT TO SCALE)



**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)



## 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 CITY COUNCIL

APPROVED AS TO FORM BY THE HOOPER CITY COUNCIL CHAIRMAN  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOPER CITY COUNCIL CHAIRMAN

## HOOPER IRRIGATION COMPANY

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE HOOPER IRRIGATION COMPANY

DATE

HOOPER IRRIGATION COMPANY

## HOOPER WATER IMPROVEMENT DISTRICT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE HOOPER WATER IMPROVEMENT DISTRICT.

DATE

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.

DATE

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

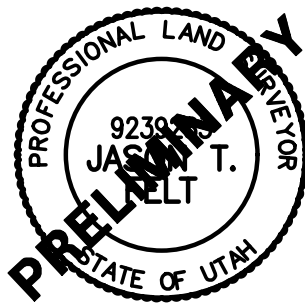
## SURVEYOR'S CERTIFICATE

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\_\_\_\_.

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 ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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.

		<b>Project Info.</b> 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:
5160 S 1500 W, RIVERDALE, UTAH 84405 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co		

## Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 \_\_\_\_\_ Filed For Record  
 And Recorded, \_\_\_\_\_  
 At \_\_\_\_\_ In Book \_\_\_\_\_  
 Of The Official Records, Page \_\_\_\_\_

Recorded For:

Weber County Recorder

Deputy.



# APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Brooks Estates Zone High Density Residential Date Submitted 3/20/2023

Address of Subdivision 5225 S. 4600 W. Hooper City, UT No. of Units or Lots 39

Owner Name Hamblin Investments Address 928 W. 1800 N. Ste. J Clinton, UT 84015 PH [REDACTED]

Subdivider's Name Hamblin Investments Address 928 W. 1800 N. Ste. J Clinton, UT 84015 PH [REDACTED] Fax # N/A

Name of Intended Escrow Holder Cache Valley Bank Address 1333 N. Hillfield Road Layton, UT 84041 Contact Name Bruce Jensen P [REDACTED] Fax # [REDACTED]

Surveyor's Name Reeve Associates Address 5160 S. 1500 W. Riverdale, UT 84405 PH [REDACTED]

Engineer's Name Reeve Associates Address 5160 S. 1500 W. Riverdale, UT 84405 PH [REDACTED]

Secondary Water Available? Yes Contact Hooper Irrigation PH [REDACTED]

Secondary Water System in Place? Yes Type Pressurized Secondary PH [REDACTED]

Culinary Water Available? Yes Type Piped tap water PH [REDACTED]

Sewer Connection Available? Yes Contact Hooper Sewer Department Type Sanitary Sewer

Septic System Appears Feasible? N/A Contact N/A Type N/A

Is Property in a Flood Hazard Area? No Flood Zone No Lowest Elevation 4,240-83

Access Road Above 4215' Elevation? Yes Source Pg 13 of Improvement Plans

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

We have an agreement with the Hafens to run 5300 S. out to 4700 West.

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

has and is currently being used as horse pasture for the past 70+ years. Total acreage 17,649.

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

Date 3/20/23

Signature [Signature]

Office Use Only

Subdivision Preliminary Fee: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_

Subdivision Final Fee: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_

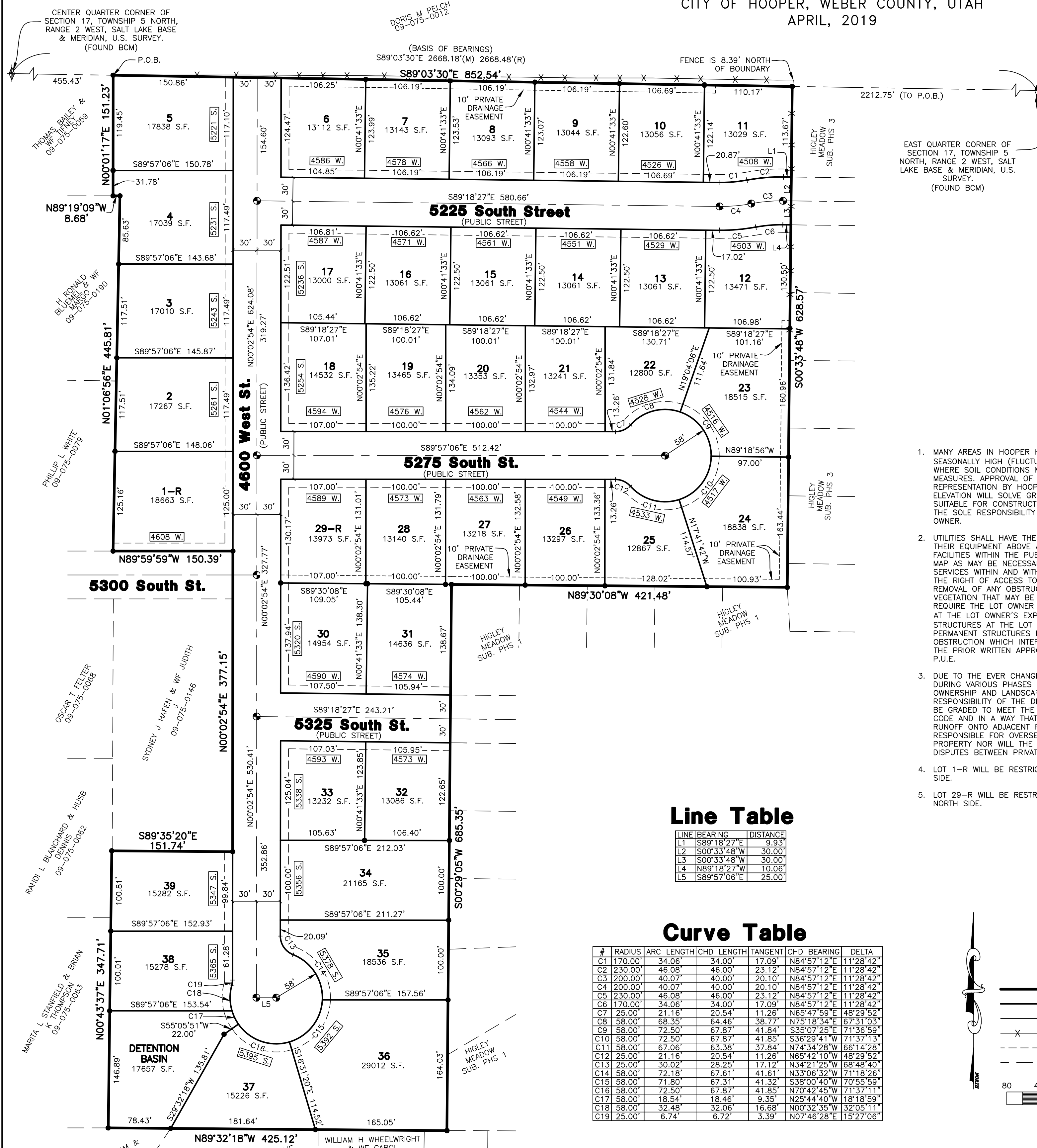
Number of Copies: \_\_\_\_\_ Envelopes: \_\_\_\_\_





# Brooks Estates Subdivision

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF HOOPER, WEBER COUNTY, UTAH  
APRIL, 2019



## Notes

- MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN A DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.
- LOT 1-R WILL BE RESTRICTED TO DRIVEWAY ACCESS ONLY ON THE SOUTH SIDE.
- LOT 29-R WILL BE RESTRICTED TO DRIVEWAY ACCESS ONLY ON THE NORTH SIDE.

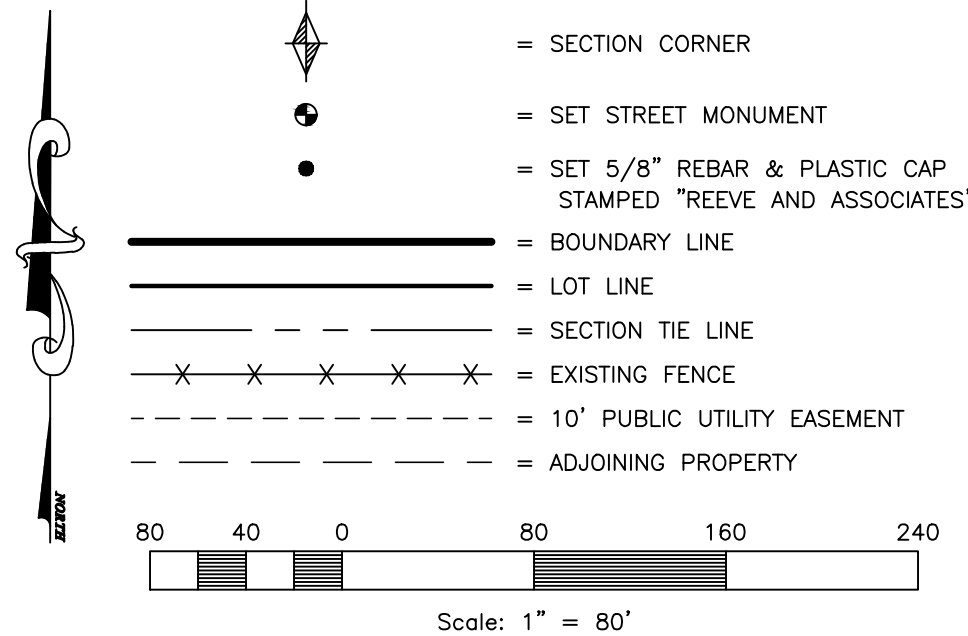
## Line Table

LINE	BEARING	DISTANCE
L1	S89°18'27"E	9.93
L2	S00°33'48"W	30.00
L3	S00°33'48"W	30.00
L4	N89°18'27"W	10.06
L5	S89°57'06"E	25.00

## Curve Table

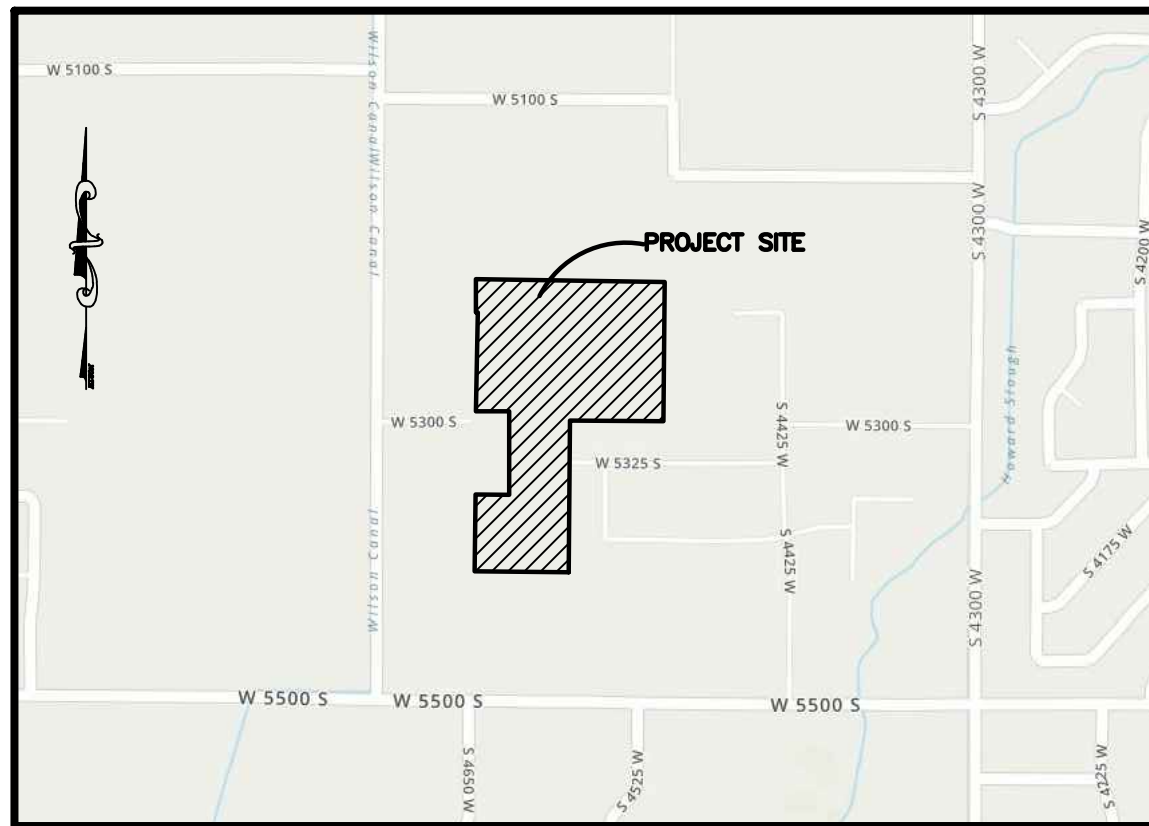
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	170.00'	34.06'	34.00'	17.09'	N84°57'12"E	11°28'42"
C2	230.00'	46.08'	46.00'	23.12'	N84°57'12"E	11°28'42"
C3	200.00'	40.07'	40.00'	20.10'	N84°57'12"E	11°28'42"
C4	200.00'	40.07'	40.00'	20.10'	N84°57'12"E	11°28'42"
C5	230.00'	46.08'	46.00'	23.12'	N84°57'12"E	11°28'42"
C6	170.00'	34.06'	34.00'	17.09'	N84°57'12"E	11°28'42"
C7	25.00'	21.16'	20.54'	11.26'	N65°47'59"E	48°29'52"
C8	58.00'	68.35'	64.46'	38.77'	N75°18'34"E	67°31'03"
C9	58.00'	72.50'	67.87'	41.85'	N70°42'45"W	71°37'11"
C10	58.00'	72.50'	67.87'	41.85'	N33°06'32"W	71°18'26"
C11	58.00'	67.06'	63.38'	37.84'	N74°34'28"W	66°14'28"
C12	25.00'	21.16'	20.54'	11.26'	N65°42'10"W	48°29'52"
C13	25.00'	30.02'	28.25'	17.12'	N34°21'25"W	68°48'40"
C14	58.00'	72.18'	67.61'	41.61'	N33°06'32"W	71°18'26"
C15	58.00'	71.80'	67.31'	41.32'	S38°00'40"W	70°55'59"
C16	58.00'	72.50'	67.87'	41.85'	N70°42'45"W	71°37'11"
C17	58.00'	15.54'	18.46'	9.35'	N26°44'40"W	18°18'59"
C18	58.00'	32.48'	32.06'	16.68'	N00°32'35"W	32°05'11"
C19	25.00'	6.74'	6.72'	3.39'	N07°46'28"E	15°27'06"

## Legend



## Developer Info.

HAMBLIN INVESTMENTS  
DOUG HAMBLIN  
1613 NORTH 2000 WEST,  
CLINTON, UT 84015



## Vicinity Map

(NOT TO SCALE)

## Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST QUARTER SECTION LINE, SAID POINT BEING S89°03'30"E ALONG SAID EAST QUARTER SECTION LINE BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 17, 455.43 FEET FROM SAID CENTER QUARTER CORNER OF SAID SECTION 17; AND RUNNING THENCE S89°03'30"E 852.54 FEET TO THE NORTHWEST CORNER OF HIGLEY MEADOW SUBDIVISION PHASE 3; THENCE S00°33'48"W ALONG THE WEST LINE OF HIGLEY MEADOW SUBDIVISION PHASE 3, 628.57 FEET TO A POINT ON THE NORTH LINE OF HIGLEY MEADOW SUBDIVISION PHASE 1; THENCE N89°30'08"W ALONG SAID NORTH LINE, 421.48 FEET TO THE NORTHWEST CORNER OF HIGLEY MEADOW SUBDIVISION PHASE 1; THENCE S00°29'05"W ALONG THE WEST LINE OF HIGLEY MEADOW SUBDIVISION PHASE 1, 685.35 FEET TO THE SOUTHWEST CORNER OF HIGLEY MEADOW SUBDIVISION PHASE 1; THENCE N89°32'18"W 425.12 FEET; THENCE N00°43'37"E 347.71 FEET; THENCE S89°35'20"E 151.74 FEET; THENCE N00°02'54"E 377.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5300 SOUTH STREET; THENCE N89°59'59"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 150.39 FEET; THENCE N01°06'56"E 445.81 FEET; THENCE N89°19'09"W 8.68 FEET; THENCE N00°01'17"E 151.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 768,800 SQUARE FEET OR 17.649 ACRES MORE OR LESS

## Narrative

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS AND STREETS. THE BOUNDARY WAS ESTABLISHED BY DEEDS AND SUBDIVISIONS SHOWN HEREON. THE NORTH LINE WAS PLACED ALONG THE SECTION LINE BETWEEN THE CENTER AND THE EAST 1/4 CORNERS OF SECTION 17. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED 'REEVE & ASSOCIATES'. ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

## Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN AS S89°03'30"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

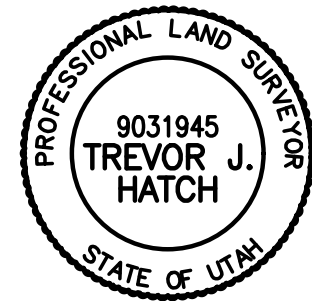
## SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 PROFESSIONAL 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 THE MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **BROOKS ESTATES 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\_\_\_\_.

9031945

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 LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **BROOKS ESTATES SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND DO HEREBY GRANT, DEDICATE, AN CONVEY TO HOOPER CITY, WEBER COUNTY, UTAH AND ITS DEGREE, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND DO HEREBY DEDICATE TO HOOPER CITY THE DETENTION BASIN SHOWN HEREON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## 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

## ACKNOWLEDGMENT

STATE OF UTAH ) ss.  
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 COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## PROJECT INFO.

Surveyor: **T. HATCH**  
Designer: **D. CAVE**  
Begin Date: **10-16-2017**  
Name: **BROOKS ESTATES SUBDIVISION**  
Number: **3442-A46**  
Revision: **10-23-18 E.R.**  
Scale: **1"=80'**  
Checked: \_\_\_\_\_

## WEBER COUNTY RECORDER

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record And Recorded, \_\_\_\_\_ At \_\_\_\_\_  
In Book \_\_\_\_\_ Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Weber County Recorder

Deputy.

**HOOPER WATER IMPROVEMENT DISTRICT**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE HOOPER WATER IMPROVEMENT DISTRICT.

HOOPER WATER IMPROVEMENT DISTRICT

## HOOPER IRRIGATION COMPANY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE HOOPER IRRIGATION COMPANY.

HOOPER IRRIGATION COMPANY

## HOOPER CITY MAYOR

PRESENTED TO THE HOOPER CITY MAYOR THIS \_\_\_\_\_ DAY OFF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVES AND ACCEPTED

BY: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ CITY RECORDER

## HOOPER CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOPER CITY ENGINEER

## HOOPER CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE BROOKS ESTATES SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HOOPER CITY ATTORNEY

DATE



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

~~Fee~~: \$200.00 + \$40 MAILERS  
Date Submitted 4 OCT 2023

### Conditional Use Permit: Property

Print Applicant Name: Hooper Water Improvement District, Scott Christiansen – District Manager;  
Dan White, Gardner Engineering, Project Engineer

Address: 5555 W 5500 S office address; 4769 W 5100 S project address

Phone #: 801.985.1991 – District office; 801.589.2840 - Engineering Office

Day Time Phone #: [REDACTED]

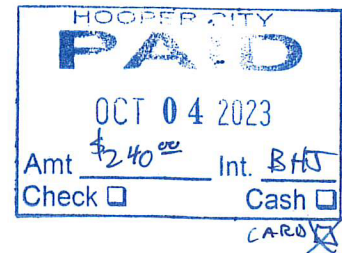
Sq feet/ Acreage of property: 1.91 AC

Reason for conditional use: Construction of a drinking water well (a.k.a. Well #4) and accessory buildings plus water storage tank.

Describe use of property: Proposed use of property is for a deep well pump, filter plant and storage tanks to provide drinking water to customers of the Hooper Water Improvement District.

☐ 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



- ❖ 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: 10/04/2023

\*\*\*\*\*

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 2<sup>nd</sup> Thursday of the month unless otherwise specified.**



Narrative addressing items listed on Conditional Use Permit application to Hooper City by the Hooper Water Improvement District

Note: It is anticipated that this project will span several years, starting with construction of a well in early 2024 and ending with construction of a block building and a water tank, commencing in late 2024 or early 2025 and wrapping up in mid-2026.

**Traffic problems:**

It is anticipated that 1-2 vehicle trips per day will occur at the site following construction efforts. All vehicles will be able to pull into the District's site and park, and thus have little to no impact to traffic on City streets.

**Fencing:**

It is anticipated that a 8-foot chain link fence with a 3-strand security barbed wire on arms at the top will surround the site to inhibit unauthorized entrance.

**Business operation:**

The site will have little impact to the city surrounding. District employees will visit the site occasionally to check operation and restock consumables. The building will be silent and sit non active for the majority of the days.

**Safety issues:**

Well site will be used to procure culinary water from underground well, there is no safety issues other than the storage of chlorine consumables on site. It is anticipated that a 8-foot chain link fence with a 3-strand security barbed wire on arms at the top will surround the site to inhibit unauthorized entrance.

**Pollution:**

There will be a back-up generator for the well, powered by natural gas, so no diesel fuel will be stored on-site. All chemicals used for water treatment (anticipated to be low-concentration sodium hypochlorite, aka chlorine) will have complete spill containment, as required by Division of Drinking Water Rules. Several pallets of rock salt, related to production of the sodium hypochlorite will be safely stored in a dry area on a concrete floor. A sanitary sewer connection will be provided at the site for safe disposal of domestic wastewater. If a filter plant is needed at the site, the filtered wastes are of potable water quality, but will be filtered for aesthetic purposes. It is anticipated that the filtered material will be pumped into the sanitary sewer periodically (~20,000 gallons of "muddy" looking water every 6- 12 months). The District has a filter plant in operation in Roy City that has authorization from the North Davis Sewer system to pump its filtered material into the sanitary sewer system. When the proposed Well #4 is constructed and samples of the produced water are analyzed, it will be determined if a filtration plant will be needed on this source. After analysis and selection of a filtration technology, if needed, Hooper City and the Central Weber Sewer District will be approached with specific data to determine an acceptable discharge rate and concentration of filtered material into the sewer system.

**Use of structure:**

The final facilities will include a wellhouse to protect motors and electronic components for pumps, as well as piping and valves to control flow of the produced well water. A chlorine generator will also be in the well house to produce disinfectant for injection into the water stream. A finished water storage tank will be constructed adjacent to the well house. The storage tank will be approximately 100' in diameter and 20' tall. If it is determined that filtration of the produced water is needed, the well house will be constructed large enough to house the filters and accessory items. If filtration is needed, a second, smaller tank will be constructed on site to minimize disposal of "waste" water carrying the filtered material. This CUP application has been prepared under the assumption that filtration will be required. If filtration is not required, the structures on the site will be reduced in size or eliminated from the plans accordingly.

**Noise:**

During construction a "sound wall" will be erected around the site to visually screen and audibly reduce the impact of well construction activities to nearby neighbors. The pump motors associated with the proposed well will all be fully enclosed in the concrete masonry unit wellhouse, attenuating operational noise to minimal levels. The backup generator for the building will be exercised weekly to ensure operability and will operate on loss of utility power. The generator will be housed in sound attenuated enclosure, intended for sound mitigation in residential neighborhoods.

**Odors:**

No odors are associated with the operations of a wellhouse, filtration plant and tanks.

**Easements:**

An easement for construction of a drain line to dispose of test and initial-rush well water through Christensen's parcel on the south, east to the Wilson Irrigation Company piped canal on the west side of 4700 West is currently being negotiated.

Narrative addressing items listed on Conditional Use Permit application to Hooper City by the Hooper Water Improvement District

Parking:

During operation and maintenance of the completed well, it is anticipated that no vehicles will be parked on the site for longer than a short check-up visit each day. There will be paved parking provided on the site and turn around space on the site for multiple vehicles.

Design:

Design of the well is governed by the Utah State Division of Drinking Water (DDW) and will receive appropriate approvals prior to construction. At conclusion of well construction, the only visible structure will be a 3 or 4 foot tall section of 16" or 18" diameter steel pipe sticking up out of the ground.

The wellhouse and tank designs will be reviewed by DDW for design elements required for culinary water facilities. The structural features will be designed by a professional structural engineer licensed in Utah, and submitted to Hooper City for review. Appropriate modifications to the plans will be made.

The civil site design will be prepared by a professional civil engineer, licensed in Utah, and submitted to Hooper City for review. Appropriate modifications to the plans will be made.

End of Narrative



# HWID CONCEPTUAL 5100S WELL

CONDITIONAL USE PERMIT 9-15-23  
HOOPER, WEBER , UTAH

## TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

## UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

## NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS. OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

## SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

## SHEET INDEX

COVER/GENERAL NOTES	CA
OVERVIEW	C0
SITE PLAN	C1
UTILITY PLAN	C2
WELL POND CONCEPT	C3
DRAINAGE OVERVIEW	C3A
CONCEPTUAL BUILDING PLANS	
SITE NARRATIVE	



## GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

## SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

## STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:  
A)OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.  
B)RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.  
C)VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.  
D)PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.  
E)ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

## GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

## CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

HOOPER CITY ENGINEER BRIANT JACOBS 5580W 4600S HOOPER, UTAH 84315 801-732-1064	HWID WATER 5555W 5500S HOOPER, UTAH 84315 801-985-1991	HOOPER CITY STORM DRAIN 5580W 4600S HOOPER, UTAH 84315 801-732-1064	WILSON IRRIGATION COMPANY KEVIN STRATFORD 1742W 1900N FARR WEST, UTAH 84404 801-430-0582
HOOPER CITY SEWER 5580W 4600S HOOPER, UTAH 84315 801-732-1064	HOOPER CITY STREETS 5580W 4600S HOOPER, UTAH 84315 801-732-1064	HOOPER CITY INSPECTOR 5580W 4600S HOOPER, UTAH 84315 801-732-1064	

ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS  
CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS  
SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

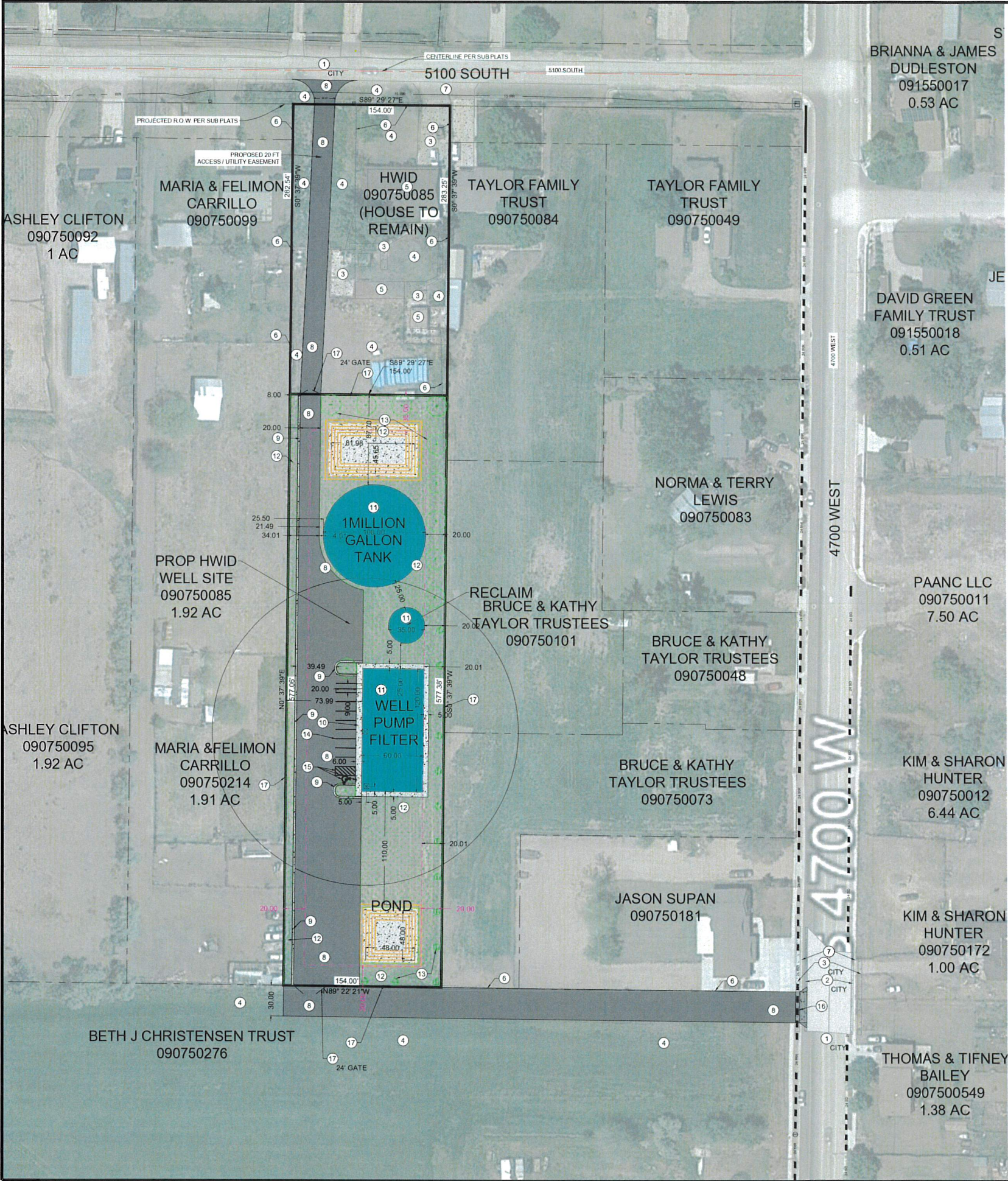
HWID CONCEPTUAL 5100S WELL

CONDITIONAL USE PERMIT 9-15-23









SITE PLAN KEYNOTES

- EXISTING ASPHALT
- EXISTING TBC
- EXISTING CONCRETE
- EXISTING LANDSCAPING
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING GRAVEL
- PROPOSED SITE ASPHALT (3" ASPHALT, OVER 9" ROADBASE, OR GREATER GEOTECH REPORT DEPENDING)
- PROPOSED SITE CURB AND GUTTER (2FT, APWA TYPE E)
- PROPOSED SITE CONCRETE (4" CONCRETE OVER 6" ROADBASE IN LIGHT DUTY AREAS, IN HEAVY DUTY AREAS 6" CONCRETE WITH #3 BAR LONGITUDINAL REINFORCEMENT 2' CENTER, OVER 6" ROADBASE, GEOTECH REPORT DEPENDING)
- PROPOSED BUILDING (SEE CONCEPTUAL ARCH PLANS FOR DETAILS, BUILDING EXTERIOR WILL BE 8" CMU BLOCK AND ASPHALT SHINGLES, ROOF AND TRUSSES WILL BE 2X4 FRAMING, PITCH WILL BE CALCULATED ON 35' MAX BUILDING HEIGHT 4/12 LIKELY.)
- PROPOSED LANDSCAPING GRASS (KENTUCKY BLUEGRASS)
- PROPOSED LANDSCAPING TREE
- PROPOSED ASPHALT STRIPING (4" TYPICAL)
- PROPOSED ADA SIGN, SYMBOL, AND UNLOADING ZONE (PER ADA SPECS)
- PROPOSED CURB CUT AND ACCESS (PER HOOPER CITY STDs)
- PROPOSED CHAINLINK FENCE (8', 9 GAUGE, TOPPED WITH 3 WIRE SECURITY WIRE)

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT
TREES			
	GLEITSIA TRIACANTHOS	HONEY LOCUST	11
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	13
	1.5" WASHED ROCK		6848SF
	50" WEED BARRIER		6848SF
	KENTUCKY BLUE GRASS SOD		34095SF

- Notes
- Spread 6" of topsoil in all planted areas
  - Backfill plants with 3:1 soil to compost
  - Fertilize plants with a well-rounded fertilizer for trees, shrubs, and perennials
  - 50" weed barrier fabric to be installed in all areas receiving gravel. Overlap fabric 12" on seams
  - All quantities to be verified by contractor
- IRRIGATION PLAN TO BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

SITE INFORMATION		HOOPER CITY R-1 ZONE
BUILDINGS	16016SF	18.02%
CONCRETE	3403SF	3.83%
ASPHALT	28950SF	32.57%
LANDSCAPE	40499 SF	45.56%
TOTAL SITE AREA	88892 SF 2.04 ACRES	100.00%

PARKING  
NO SPECIFIC PARKING CALCULATION FOR THIS USE, BEST ASSOCIATION WOULD BE 1 STALL PER 1000SF OF BUILDING FLOOR SPACE  
8 STALLS NEEDED, 60'W \* 120'L = 7200SF / 1 PER 1000SF = 7.2 ~ 8 STALLS PROVIDING ~ 10 NORMAL + 1 ADA/UNLOADING ZONE = 11 STALLS

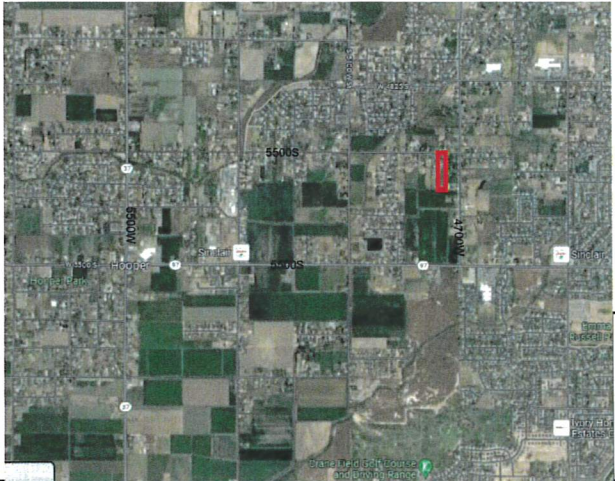
LEGEND

BUILDING	
SIDEWALK	
TBC	
NO PARKING	
PARKING STRIPING	
SETBACK	
EASEMENT	
CENTERLINE	
BOUNDARY	
EXISTING GRAVEL	
EXISTING / NEW ASPHALT	
EXISTING / NEW LANDSCAPING	
EXISTING / NEW CONCRETE	
EXISTING / NEW CURB	
CONCRETE APRON	

SITE PLAN GENERAL NOTES

- MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMP OR SIDEWALK HEIGHT SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED. 2009 ANSI 117.303.502.5.
- PAINTED MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS. SEE ALSO DETAIL SHEETS.
- BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
- SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
- ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL INLETS SHALL HAVE BICYCLE SAFE GRATES.
- MAX LANDSCAPE AREAS TO BE IRRIGATED WILL BE 20% (PER CITY STANDARDS, PER LANDSCAPE PLAN).
- NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING.
- PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.

CONTRACTOR -  
OWNER - HOOPER WATER IMPROVEMENT DISTRICT  
5555W 5500S HOOPER, UTAH 84315  
BENCHMARK - SEWER MANHOLE, NORTHWEST OF SITE ON 5100S AT APPROXIMATELY 4793W, GPS: 41.171371, -112.095421 ELEVATION: 4249.58



CONCEPTUAL SITE PLAN  
HWID CONCEPTUAL 5100S WELL  
4769W 5100S

HOOPER, WEBER, UTAH

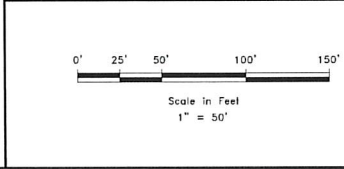
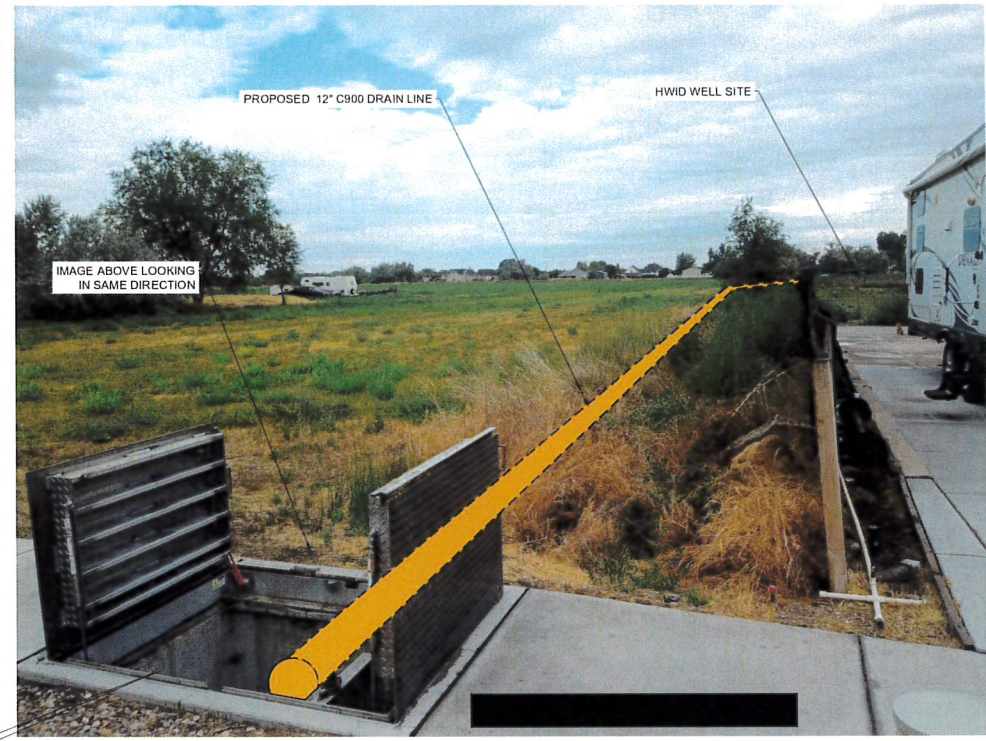
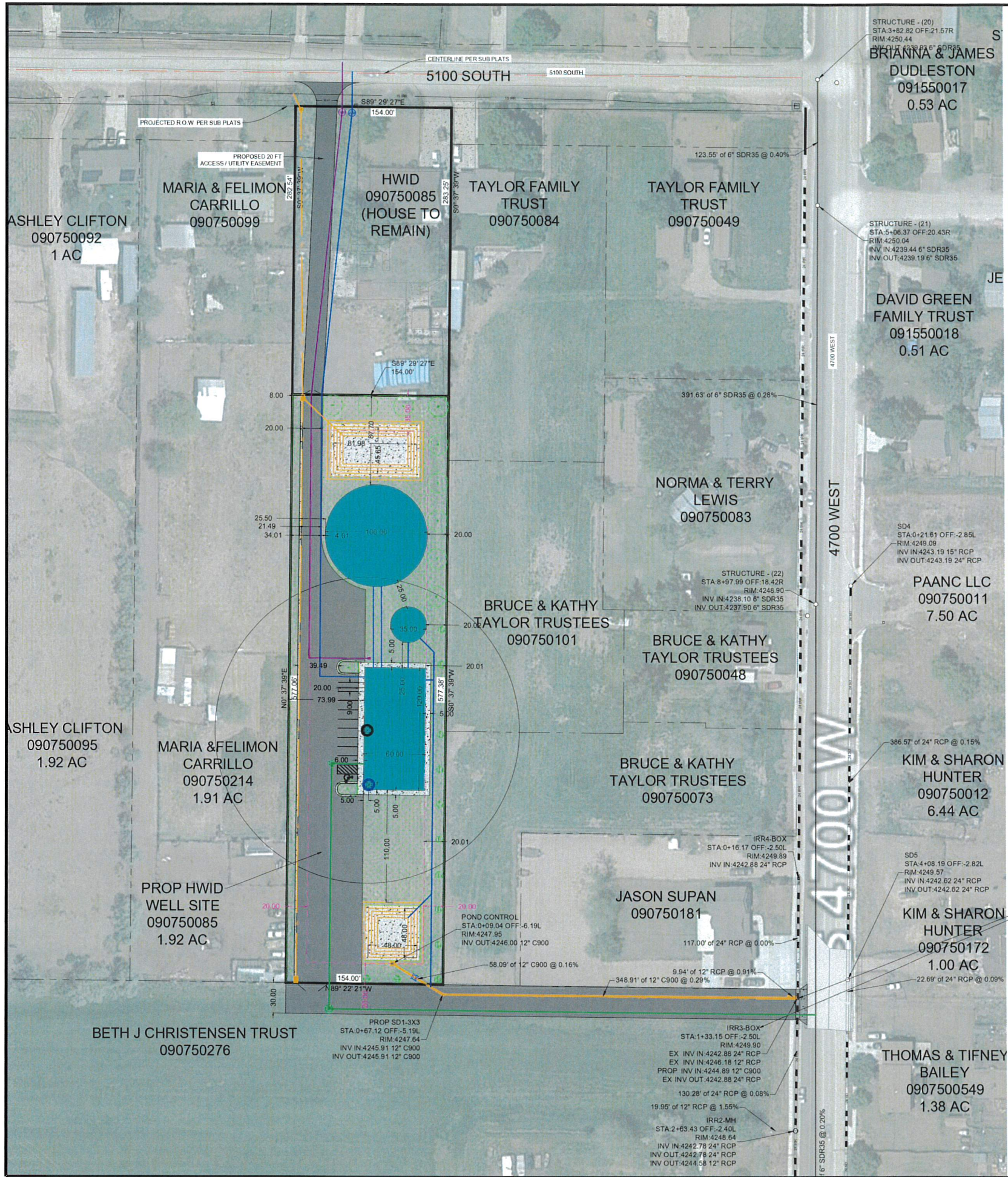


C1









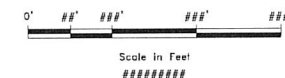
SCALE 1" = 50'		DATE 9-15-23		DESIGN DW/JP		DRAWN RP		CHECKED DW	
REVISIONS		DESCRIPTION		DATE		DATE		DWG:	
WELL POND CONCEPT 10-4-23									
HWID CONCEPTUAL 5100S WELL									
4769W 5100S									
HOOPER, WEBER, UTAH									
<b>GARDNER ENGINEERING</b> CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 988 S CHAMBER ST, SUITE #5, OGDEN UT 84405 P: 801.476.0202 E: 801.476.0066									
C3									



PROP HWID  
WELL SITE  
090750085  
1.92 AC

IT IS BELIEVED THAT THE  
24" RCP WILSON IRRIGATION  
AND 24" RCP CITY SD  
END UP IN HOWARD SLOUGH

PROP HWID  
WELL SITE  
090750085  
1.92 AC



C3A

**GARDNER  
ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
908 S CHAMBER ST., SUITE #5, ODENSE, UT  
84405  
P. 801.476.0202 F. 801.476.0066

WELL PONDS DRAINAGE OVERVIEW 10-2-23

HWID CONCEPTUAL 5100S WELL

4769W 5100S

HOOPER, WEBER, UTAH

REVISIONS		SCALE	*****
DATE	DESCRIPTION	DATE	
		0-15-20	
		DESIGN	DW / RP
		DRAWN	RP
		CHECKED	DW

DWG.

DWG:

R:\0813 - HMD\WORK ORDER 178.1 WELL SITE DESIGN\DESIGN\DWG\W0178.1 WELL DESIGN CUP 10-3-23.DWG