

**HOOPER CITY**  
**PLANNING COMMISSION AGENDA**  
**MARCH 12, 2026, 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, March 12, 2026, 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 January 15, 2026
  - b. Motion – Approval of minutes dated February 12, 2026
4. Action Items
  - a. Final approval for Aberdeen Ranch Subdivision located at 5688 S 5900 W for Nilson Homes
  - b. Conditional Use Permit Request for Brad Clark for an oversized structure totaling 1,080 sq ft located at 4459 W 5775 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. Conditional Use Permit Request for Tom McFarland for an oversized structure totaling 2,100 sq ft located at 5579 S 7100 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 Efrain Perez for property use located at Parcel # 09-082-0065. Request for parking of trucks and trailers.
    - 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. Motion: Approval of 2026 Planning Commission Chairperson
  - f. Motion: Approval of 2026 Planning Commission Vice- Chairperson
  - g. Motion: Approval of 2026 Planning Commission Meeting Schedule
5. Citizen Comment (*Resident(s) attending this meeting will be allotted 3 minutes to express any concerns. No action can or will be taken on any issue presented.*)
6. Adjournment

*Morghan Yeoman*

Morghan Yeoman, City Recorder

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

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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**

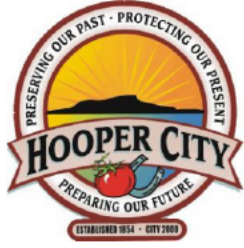
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 12th day of March, 2026 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

*\*NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS*

- A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings.
  - a. When a member of the audience addresses the council, they will come to the podium and state their name.
  - b. Each person will be allotted three (3) minutes for their remarks/questions.
  - c. The City Recorder will inform the speaker when their allotted time is up.

*\*CONFLICT OF INTEREST*

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



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, JANUARY 15, 2026, 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 January 15, 2026, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Jase McCormick  
Bryce Widdison  
Amanda Prince  
Blake Cevering  
Travis Bates  
Sheldon Greener-ZOOM

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder  
Malcolm Jenkins – City Planner  
Darren Curtis – City Attorney

**6:30PM WORK MEETING**

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed, including the sidewalk waiver for Standing Park Subdivision, and HL Parker Legacy Subdivision Agreement Extension.

**7:00PM REGULAR MEETING**

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Prince offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated December 11, 2025

With no corrections.

**COMMISSIONER PRINCE MOTIONED TO APPROVE  
THE MINUTES DATED DECEMBER 11, 2025, WITH  
NO CORRECTIONS. COMMISSIONER BATES  
SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:**

**MCCORMICK**

**WIDDISON**

**PRINCE**

**BATES**

**CEVERING**

**GREENER**

**MOTION APPROVED.**

**VOTE:**

**AYE**

**AYE**

**AYE**

**AYE**

**AYE**

**AYE**

4. Action Items

a. Recommendation for sidewalk waiver for Standing Park Subdivision.

The City Planner, Malcolm Jenkins, presented the request for a sidewalk waiver for Standing Park Subdivision, noting ordinance provisions, staff recommendations for waivers on the north side 6450 West, and requirements for sidewalks on the south side of 6450 West.

David Webster, the applicant, spoke on the subdivision and stated that they are 1 acre lots. David requested a waiver on the north side of 6450 West due to an adjacent irrigation ditch.

The Planning Commission discussed the proposal, including potential impacts on the irrigation ditch, neighboring properties, consistency with surrounding areas lacking sidewalks, and the safety of having a sidewalk near an open ditch. Commissioner Prince asked the city planner if the TRC has covered all issues they may have had.

**COMMISSIONER PRINCE MOTIONED TO APPROVE  
A RECOMMENDATION FOR A SIDEWALK WAIVER  
FOR THE NORTH SIDE OF THE STANDING PARK  
SUBDIVISION. COMMISSIONER WIDDISON  
SECONDED THE MOTION. VOTING AS FOLLOWS:**

| <b><u>COMMISSIONER:</u></b> | <b><u>VOTE:</u></b> |
|-----------------------------|---------------------|
| <b>MCCORMICK</b>            | <b>AYE</b>          |
| <b>WIDDISON</b>             | <b>AYE</b>          |
| <b>PRINCE</b>               | <b>AYE</b>          |
| <b>BATES</b>                | <b>AYE</b>          |
| <b>CEVERING</b>             | <b>AYE</b>          |
| <b>GREENER</b>              | <b>AYE</b>          |

**MOTION APPROVED.**

- b. Discussion/Motion- HL Parker Legacy Subdivision Developer Agreement  
Extension request located approximately at 5900 S 5900 W.

Malcolm Jenkins, the City Planner, presented the request for a one-year extension of the developer agreement for HL Parker Legacy Subdivision, noting prior extensions since 2019, recent progress including sidewalk installation and joint road project, remaining work on fill dirt and fencing, and staff recommendation for a one-year extension to ensure completion.

The Planning Commission discussed the request, focusing on adequate escrow in place, neighbor impacts from dust and delays, irrigation system functionality, and the need for urgency in completion.

**COMMISSIONER BATES MOTIONED TO APPROVE  
TO EXTEND THE DEVELOPMENT AGREEMENT  
WITH HL PARKER LEGACY LOCATED AT 5900  
SOUTH AND 5900 WEST FOR THE TERM OF ONE  
YEAR FROM EXPIRATION OF THEIR PREVIOUS  
AGREEMENT, EXPIRING OCTOBER 15, 2026.  
COMMISSIONER GREENER SECONDED THE  
MOTION. VOTING AS FOLLOWS:**

| <b><u>COMMISSIONER:</u></b> | <b><u>VOTE:</u></b> |
|-----------------------------|---------------------|
| <b>MCCORMICK</b>            | <b>AYE</b>          |
| <b>WIDDISON</b>             | <b>AYE</b>          |

|                 |            |
|-----------------|------------|
| <b>PRINCE</b>   | <b>AYE</b> |
| <b>BATES</b>    | <b>AYE</b> |
| <b>CEVERING</b> | <b>AYE</b> |
| <b>GREENER</b>  | <b>AYE</b> |

**MOTION APPROVED.**

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.)*

None

Adjournment

**AT APPROXIMATELY 7:16 PM, COMMISSIONER WIDDISON  
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER  
CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:**

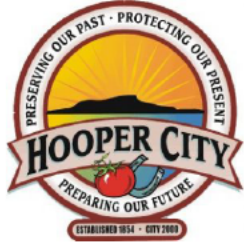
| <b><u>COMMISSIONER:</u></b> | <b><u>VOTE:</u></b> |
|-----------------------------|---------------------|
| <b>MCCORMICK</b>            | <b>AYE</b>          |
| <b>WIDDISON</b>             | <b>AYE</b>          |
| <b>PRINCE</b>               | <b>AYE</b>          |
| <b>BATES</b>                | <b>AYE</b>          |
| <b>CEVERING</b>             | <b>AYE</b>          |
| <b>GREENER</b>              | <b>AYE</b>          |

**MOTION PASSED.**

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

\_\_\_\_\_  
Jamee Johnston, Deputy City Recorder



**HOOPER CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
**THURSDAY, FEBRUARY 12, 2026, 6:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

---

The Hooper City Planning Commission held a work meeting at 6:00pm on January 12, 2026, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Jase McCormick  
Bryce Widdison  
Blake Cevering  
Travis Bates  
Tucker Weight  
Nathan Denny - Alternate

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder  
Malcolm Jenkins – City Planner  
Matt Wilson – City Attorney

**6:00PM WORK MEETING**

The Planning Commission held a work session where they held discussions on

1. Subdivision Training; Malcolm Jenkins, City Planner

Malcolm, the city planner, presented an overview of the subdivision process, the role of the Planning commission as the land use authority for one to two family residential subdivisions, responsibilities of the technical review committee (TRC), application completeness determinations, review cycles, public hearings, final approvals, plat recording timelines, and upcoming subdivisions.

Planning Commission had discussion with Malcolm with any questions they had regarding the discussion topics.

Malcolm also presented the upcoming subdivisions and their status in the process.

2. Open and Public Meeting Training; Matt Wilson, City Attorney

Matt Wilson, the city attorney, presented training on conducting public hearings, ensuring equal treatment and time limits, basing decisions on ordinances rather than personal opinions, clear motions, preparation, reliance on staff/legal counsel, avoiding pre-meeting promises or discussions, and compliance with the open and public meeting act. The Planning Commission discussed email communications, replying to citizen inquiries, discussing un-noticed items, and social events.



3. Adjournment

**AT APPROXIMATELY 6:52 PM, COMMISSIONER CEVERING  
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER  
WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COMMISSIONER:****MCCORMICK****WIDDISON****CEVERING****BATES****WEIGHT****MOTION PASSED.****VOTE:****AYE****AYE****AYE****AYE****AYE**

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

\_\_\_\_\_  
Jamee Johnston, Deputy City Recorder



811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

BENCHMARK

WITNESS CORNER TO THE NORTHWEST  
QUARTER CORNER OF SECTION 19,  
TOWNSHIP 5 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
  
ELEV = 4241.34'

# ABERDEEN RANCH SUBDIVISION

5688 SOUTH 5900 WEST  
HOOPER, UTAH

## INDEX OF DRAWINGS

|        |                                   |
|--------|-----------------------------------|
| 1 OF 2 | SUBDIVISION PLAT                  |
| 2 OF 2 | SUBDIVISION PLAT                  |
| C-001  | GENERAL NOTES                     |
| C-100  | DEMOLITION PLAN                   |
| C-200  | SITE PLAN                         |
| C-300  | OVERALL GRADING AND DRAINAGE PLAN |
| C-301  | GRADING AND DRAINAGE PLAN         |
| C-302  | GRADING AND DRAINAGE PLAN         |
| C-303  | GRADING AND DRAINAGE PLAN         |
| C-304  | GRADING AND DRAINAGE PLAN         |
| C-305  | GRADING AND DRAINAGE PLAN         |
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| C-400  | UTILITY PLAN                      |
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| PP-0   | PLAN AND PROFILE KEY MAP          |

|       |                                           |
|-------|-------------------------------------------|
| PP-1  | 5900 WEST STREET PLAN AND PROFILE         |
| PP-2  | 5900 WEST STREET PLAN AND PROFILE         |
| PP-3  | 5700 SOUTH STREET PLAN AND PROFILE        |
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| PP-5  | 5675 SOUTH STREET PLAN AND PROFILE        |
| PP-6  | 5675 SOUTH STREET PLAN AND PROFILE        |
| PP-7  | 5800 WEST STREET PLAN AND PROFILE         |
| PP-8  | 5750 WEST STREET PLAN AND PROFILE         |
| PP-9  | 5900 WEST STREET OFFSITE PLAN AND PROFILE |
| PP-10 | 5900 WEST STREET OFFSITE PLAN AND PROFILE |
| C-600 | DETAILS                                   |
| C-601 | DETAILS                                   |
| C-602 | DETAILS                                   |
| C-603 | DETAILS                                   |
| C-604 | DETAILS                                   |

FOR CONSTRUCTION

DATE PRINTED  
February 24, 2026

### 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 THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

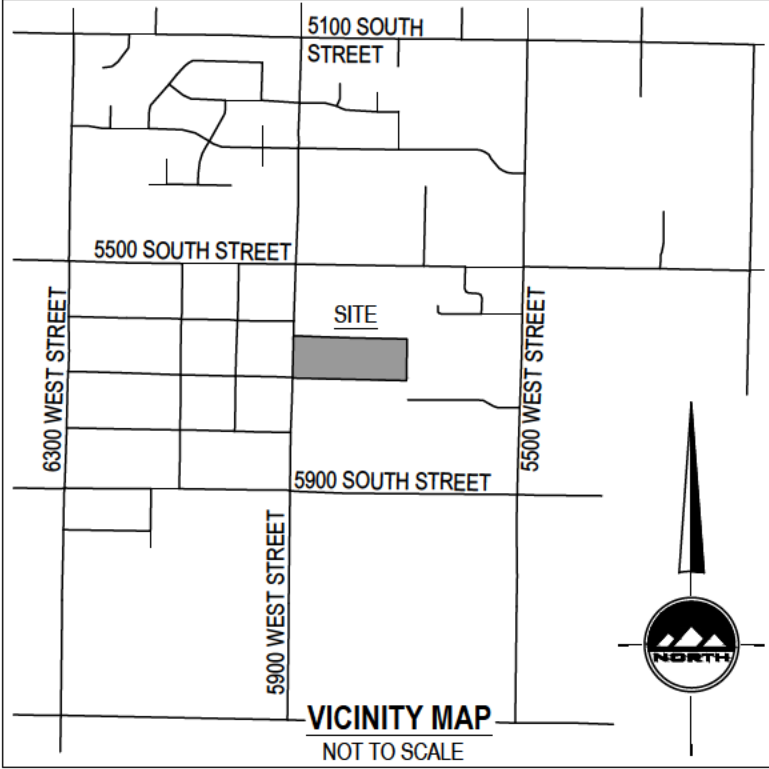
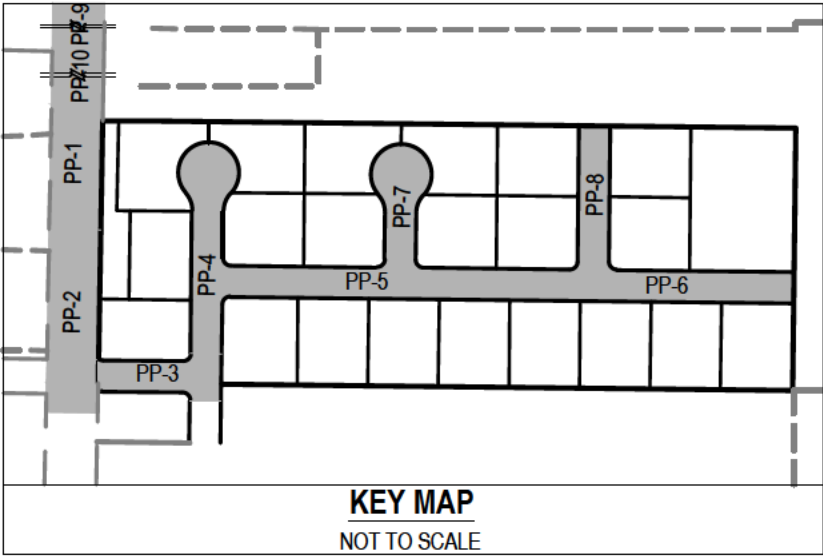
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR 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.

### NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS 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 ON 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 UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



## GENERAL NOTES

- ALL WORK SHALL CONFORM TO HOOPER CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ABERDEEN RANCH SUBDIVISION

5688 SOUTH 5900 WEST  
HOOPER, UTAH

HWID APPROVED SET - 3/2/2026



NO. DATE REVISION FOR REVIEW

COVER

PROJECT NUMBER  
13843  
PROJECT MANAGER  
T. SHAFFER  
PRINT DATE  
2026-02-24  
DESIGNED BY  
M. ELMER



ABERDEEN RANCH SUBDIVISION

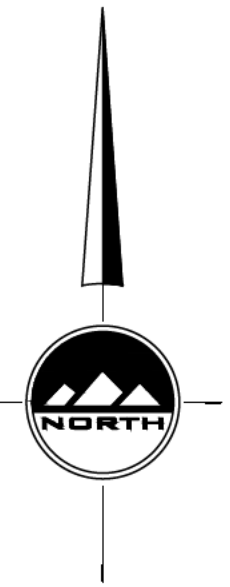
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19  
TOWNSHIP 5 NORTH, RANGE 2 WEST  
AND THE NORTHEAST QUARTER OF SECTION 24  
TOWNSHIP 5 NORTH, RANGE 3 WEST  
SALT LAKE BASE AND MERIDIAN  
JANUARY 2026

LEGEND

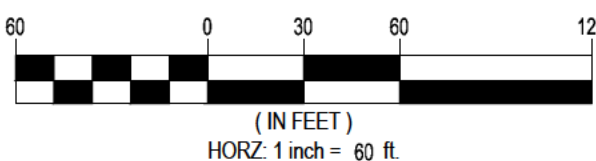
- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- FUTURE RIGHT OF WAY
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- FUTURE ROAD CENTERLINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- ADJACENT EASEMENT
- TANGENT

ABBREVIATIONS LIST

- |        |                                    |
|--------|------------------------------------|
| PL     | PROPERTY LINE                      |
| MON    | MONUMENT                           |
| CL TAN | CENTERLINE TANGENT LINE            |
| PUDE   | PUBLIC UTILITY & DRAINAGE EASEMENT |



HORIZONTAL GRAPHIC SCALE



ABERDEEN RANCH SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 19 AND THE NORTHEAST  
QUARTER OF SECTION 24  
TOWNSHIP 5 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILED AND RECORDED \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 20\_\_\_\_  
N BOOK \_\_\_\_\_ OF OFFICIAL RECORDS,  
PAGE \_\_\_\_\_  
FOR \_\_\_\_\_  
COUNTY RECORDER  
DEPUTY: \_\_\_\_\_

SHEET 2 OF 2

PROJECT NUMBER: 13843  
MANAGER: T. SHAFFER  
DRAWN BY: J. RINDLISBACHER  
CHECKED BY: T. WILLIAMS  
DATE: 2/24/26



DEVELOPER  
NILSON HOMES  
1740 COMBE RD, SUITE 2  
SOUTH OGDEN, UTAH 84403  
801-392-8100

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100  
WWW.ENSGNENG.COM

SANDY  
Phone: 801.255.0529  
TODDIE  
Phone: 435.943.3590  
CELANA CITY  
Phone: 435.963.1453  
RICHFIELD  
Phone: 435.896.2963

HWID APPROVED SET - 3/2/2026



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

□ Fee: \$200.00  
Date Submitted \_\_\_\_\_

### Conditional Use Permit: Oversized Structure

Print Applicant Name: Roper Buildings for Brad Clark

Address: 4459 W. 5775 S. Hooper UT 84315

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

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

□ **Provide site plan drawings including all of the following: (Site**

- 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: 1080

Height of Structure: 19' 15 1/2"

□ What will the structure be used for? detached garage

□ 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: NA

- ❖ 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 \$1.50 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: Carmy Brown Date: 2.12.2026

\*\*\*\*\*

Approval Date: \_\_\_\_\_ Disapproval Date: \_\_\_\_\_

Planning Commission Chairman

Comments/Conditions: \_\_\_\_\_

**Completed application, fee and all other documents must be submitted 30 days before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.**

BRAD CLARK  
4459 W 5775 S HOOPER UT 84315  
PARCEL: 09-600-0017  
PH: 801-866-9298

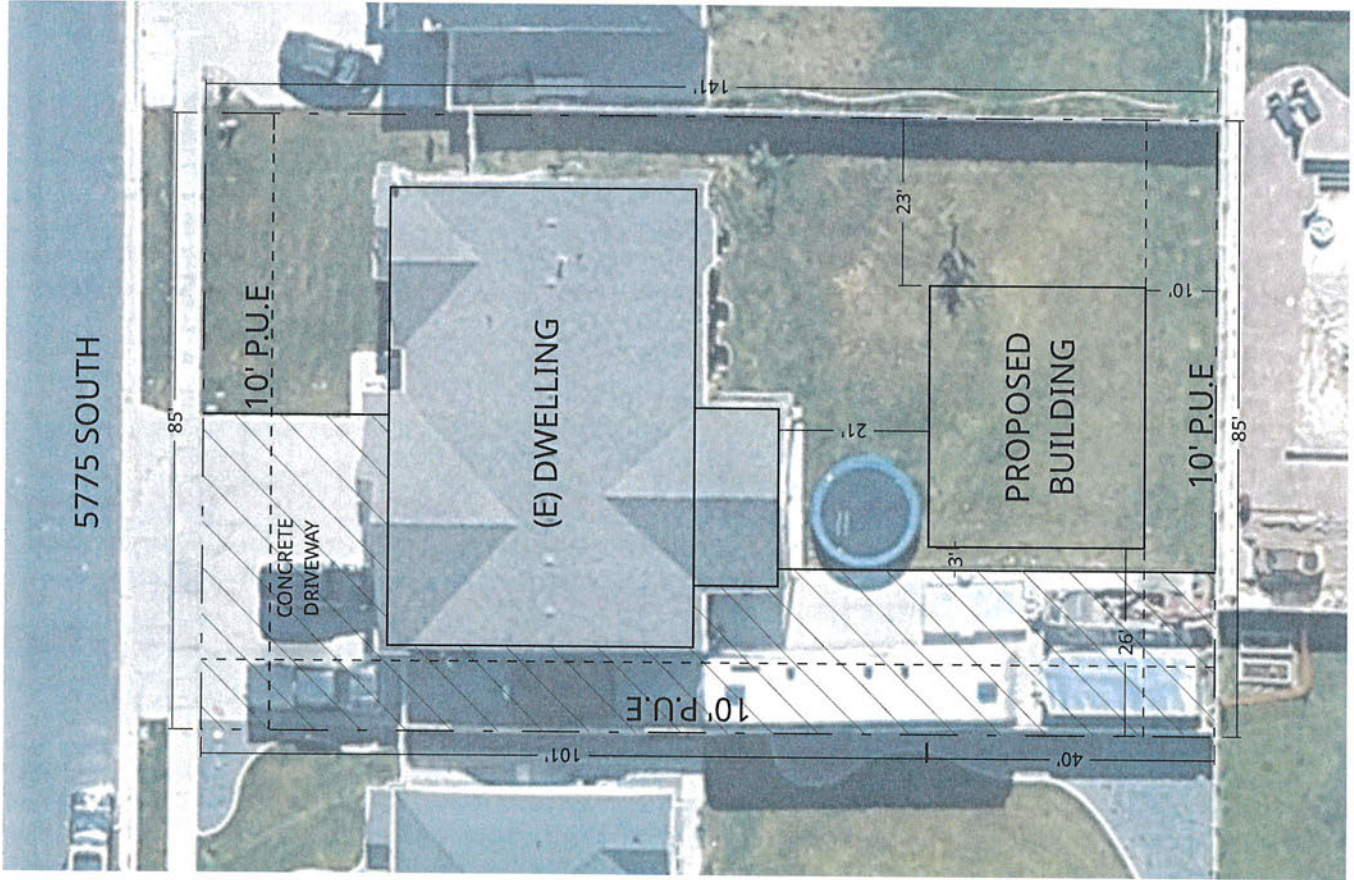
CONTRACTOR  
ROPER BUILDINGS  
LIC: 5988440-5501  
PH: 801-689-3630



25'  
SCALE

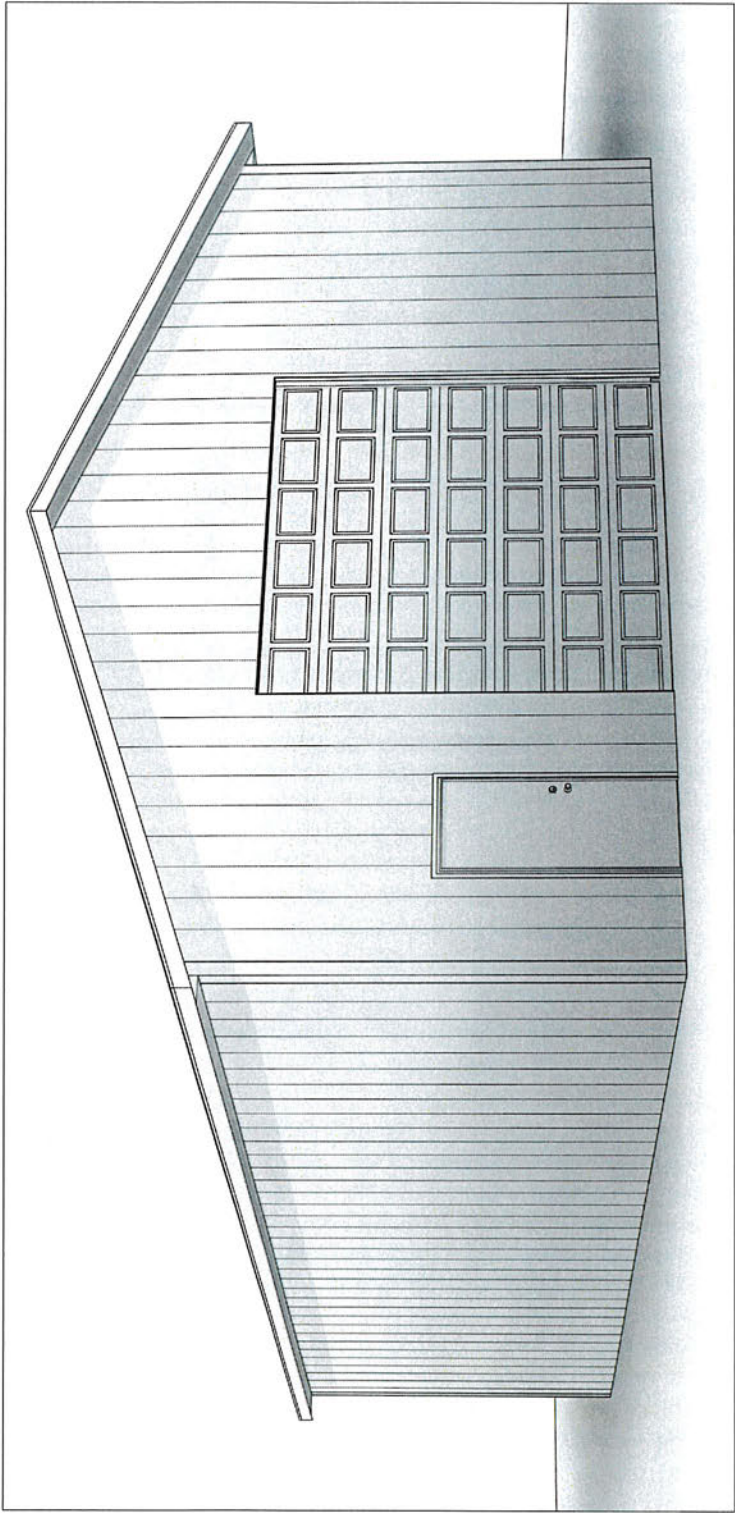
Notes:

1. Drainage to be maintained on lot.
2. Grade to slope away from structure at 5%.
3. Material to be dropped off on site without disruption to traffic.
4. A portable toilet, dumpster and concrete washout will be on site during construction.
5. Project construction to adhere to all codes and ordinances adopted by Hooper City.



# ROPER BUILDINGS

## BRAD CLARK BUILDING



### DRAWING INDEX

|     |                    |
|-----|--------------------|
| A0  | Title Page         |
| A1  | Foundation Plan    |
| A2  | Floor Plan         |
| A3  | Framing Plan       |
| A4  | Roof Plan          |
| A5  | Elevations         |
| A6  | Panel Layouts      |
| A7  | Details            |
| A8  | Structural Details |
| A9  | Structural Details |
| A10 | Engineering Notes  |
| A11 | Engineering Notes  |

DATE: 1/20/2026



STRUCTURAL ONLY

### BUILDING INFORMATION

**SITE INFORMATION:**  
USE: ACCESSORY  
ADDRESS: 4459 West 5775 South  
Hooper, UT 84315

**BUILDING INFORMATION:**  
DIMENSIONS: 30' x 36'  
TOTAL SQUARE FOOTAGE: 1,080 Sq. Ft.

### CONTACTS

**ENGINEERING:**  
WHITE PINE ENGINEERING  
PHONE: (435) 515-0126

**CONTRACTOR:**  
DMLP RESOURCES/  
ROPER BUILDINGS  
PHONE: (801) 689-3630



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

☐ Fee: \$200.00  
Date Submitted \_\_\_\_\_

### Conditional Use Permit: Oversized Structure

Print Applicant Name: TOM McFARLAND  
Address: 5574 S 7100 W HOOPER, UT 84315  
Phone #: [REDACTED]  
Day Time Phone #: \_\_\_\_\_ Email: [REDACTED]

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

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

Total Sq. footage of Structure: 2100  
Height of Structure: 25

- ☐ What will the structure be used for? STORAGE
- ☐ Will any plumbing be installed in the structure? Yes ☒ No ☐ SINK/HOSE bibs
- ☐ 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 \$1.50 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: 2/25/26

\*\*\*\*\*

Approval Date: \_\_\_\_\_ Disapproval Date: \_\_\_\_\_  
Planning Commission Chairman

Comments/Conditions: \_\_\_\_\_

Completed application, fee and all other documents must be submitted 30 days before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

McFARLAND HOMES  
TOM McFARLAND POLE BARN  
5579 S 7100 W  
HOOPER, UTAH

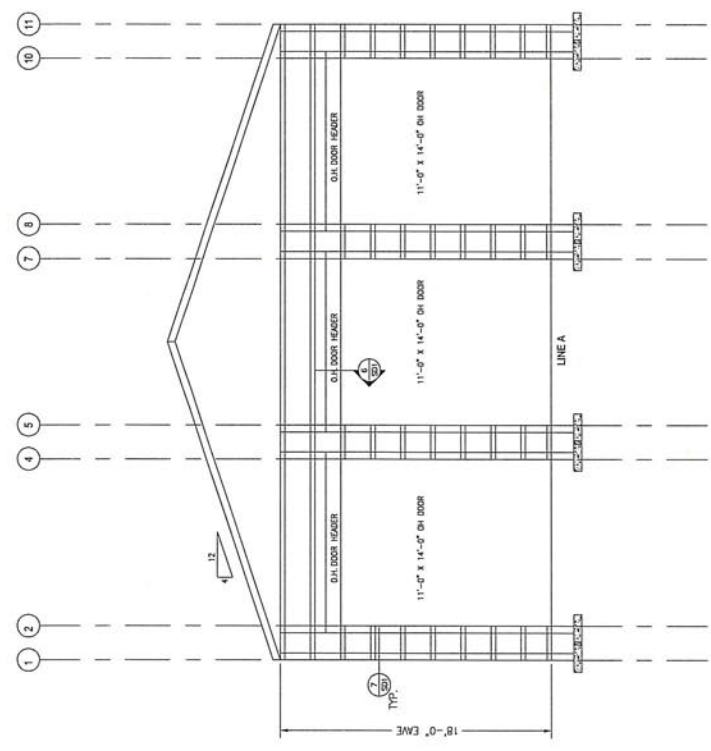
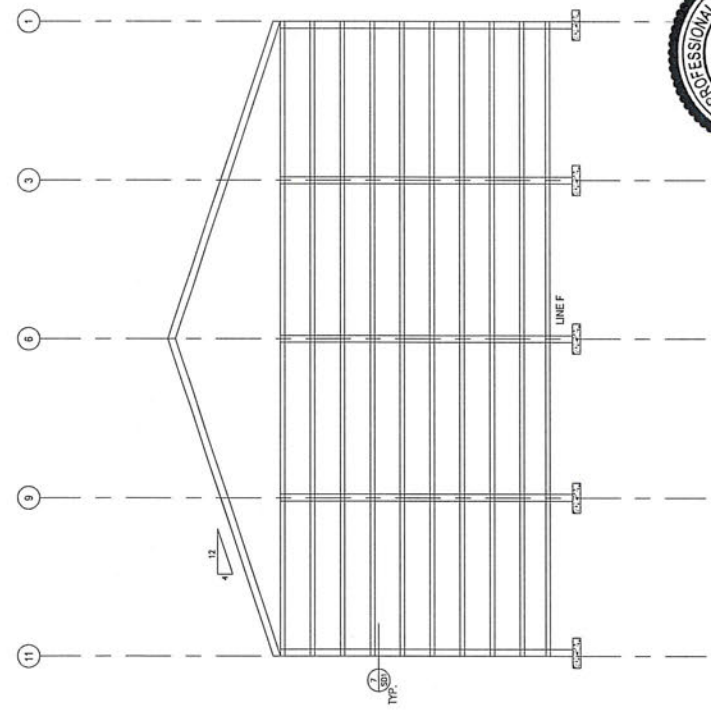


787 N 1200 W  
GREEN, UT 84604  
(801) 923-3780

The general contractor is to ensure full responsibility for the building. Ironside Engineering is not responsible for the building. Ironside Engineering is not responsible for the building. Ironside Engineering is not responsible for the building.



WALL FRAMING NOTES:  
WALL CHITS 2X6 @ 24" O.C.

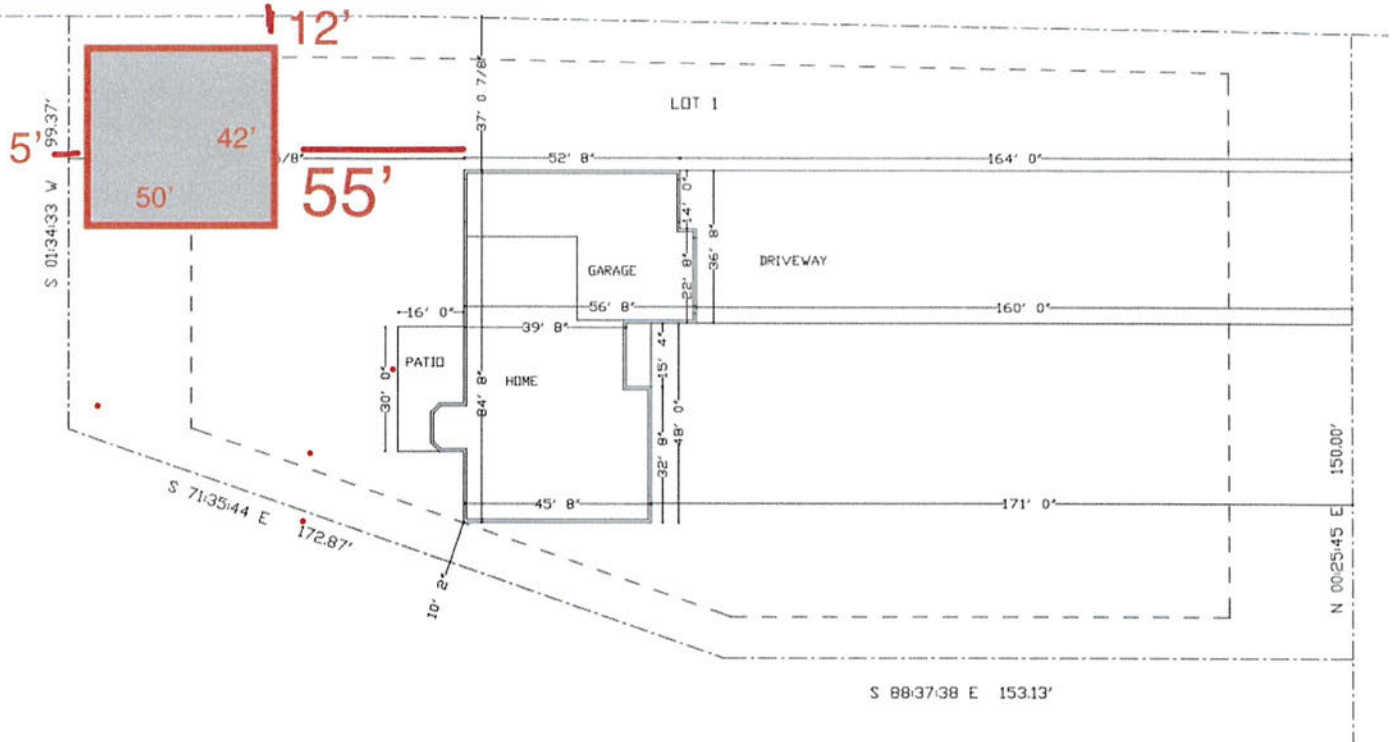


END WALL ELEVATIONS  
SCALE: 1/2"=1'-0"



8 W 554.77'

318.06'



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

Fee: \$200.00  
Date Submitted 2/29/24

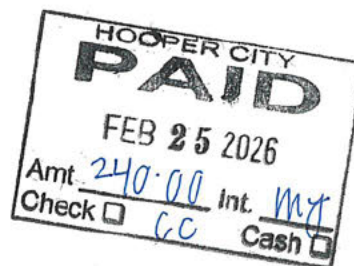
### Conditional Use Permit: Property

Print Applicant Name: Efrain Perez  
Address: Parcel # 090820065  
Phone #: [REDACTED]  
Day Time Phone #: [REDACTED]  
Sq feet/ Acreage of property: 15.65  
Reason for conditional use: Vehicle and trailer storage

Describe use of property: Parking trucks and trailers, when we do move a truck out occasionally hood gets opened to check liquids like any other car.

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 \$1.50 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: 2/25/26

\*\*\*\*\*

Approval Date: \_\_\_\_\_ Disapproval Date: \_\_\_\_\_  
Planning Commission Chairman

Comments/Conditions: \_\_\_\_\_

Completed applications must be submitted 30 days prior to a Planning Commission Meeting which is the 2<sup>nd</sup> Thursday of the month unless otherwise specifies.

## **HOOPER CITY PLANNING COMMISSION** **MEETING SCHEDULE FOR 2026**

- January 8<sup>th</sup>
- February 12<sup>th</sup>
- March 12<sup>th</sup>
- April 9<sup>th</sup>
- May 14<sup>th</sup>
- June 11<sup>th</sup>
- July 9<sup>th</sup>
- August 13<sup>th</sup>
- September 10<sup>th</sup>
- October 8<sup>th</sup>
- November 12<sup>th</sup>
- December 10<sup>th</sup>