



HOOPER CITY
PLANNING COMMISSION AGENDA
April 9, 2026, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, April 9, 2026, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00pm

1. Discussion on Agenda Items

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 March 12, 2026
4. Action Items
 - a. Conditional Use Permit Request for Nick Brown and Grace Richards for a hobby kennel located at 6559 W 4600 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
 - b. Motion: Conditional Use Permit extension request for Joshua Muir located at 4372 S 5400 W
 - c. Public Hearing for Standing Park Subdivision located at 4965 S 6300 W Hooper, UT 84315 for Standing Lane LLC
 - i. Motion to enter a public hearing to receive public input on request
 - ii. Motion to close the public hearing and proceed with the regular meeting
 - iii. Planning Commission discussion on public input
 - d. Public Hearing for oversized structures. proposal to increase the "allowed use" square footage of accessory structures and the allowed living space of Dwellings, Secondary Detached/Detached, Accessory Dwelling Units. Additionally, other updates to the accessory structure ordinance to accommodate the potential increase in size and add clarity will be considered.
 - 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 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*

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 9th day of April, 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, MARCH 12, 2026, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on March 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:

Morghan Yeoman – City Recorder
Jamee Johnston – Deputy City Recorder
Jared Hancock – Public Works Director
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, Aberdeen Ranch Subdivision, oversize structure for Brad Clark, oversize structure for Tom McFarland, and planning commission chair and vice chairperson.

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 Weight led in the Pledge of Allegiance.

b. Reverence

Commissioner McCormick offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated January 15, 2026

With no corrections.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED JANUARY 15, 2026, WITH NO CORRECTIONS. COMMISSIONER BATES SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|----------------------|--------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

b. Motion – Approval of Minutes dated February 12, 2026.

With no corrections.

COMMISSIONER BATES MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 12, 2026, WITH NO CORRECTIONS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|----------------------|--------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

4. Action Items

a. Final approval for Aberdeen Ranch Subdivision located at 5688 S. 5900 W. for Nilson Homes.

Jared Hancock, the public work director, spoke on behalf of the TRC committee stating the process Aberdeen Ranch Subdivision has gone through.

Commissioner Bates asked, other than the name change has there been any other changes made.

COMMISSIONER WEIGHT MOTIONED TO APPROVE THE FINAL APPROVAL FOR ABERDEEN RANCH SUBDIVISION LOCATED AT 5688 S 5900 W FOR NILSON HOMES. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

- b. Conditional Use Permit request for Brad Clark for an oversized structure totaling 1,080 sq ft located at 4459 W 5775 S.

Morghan Yeoman, the City Recorder, presented the Conditional Use Permit for Brad Clark listing some brief details and displayed it on the screen.

Representative, Ann Clark, stated that they are using the structure for storage.

COMMISSIONER BATES MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT REQUEST FOR BRAD CLARK FOR AN OVERSIZED STRUCTURE TOTALING 1,080 SQ FT LOCATED AT 4479 W 5775 S. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

Public Comment:

Jeremy Samson – Hooper Resident

Jeremy stated that he is a neighbor and is in favor of the shop.

COMMISSIONER WEIGHT MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

Planning Commission had no more questions for Representative Ann Clark.

COMMISSIONER BATES MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR BRAD CLARK FOR AN OVERSIZED STRUCTURE TOTALING 1,080 SQ FT LOCATED AT 4459 W 5775 S. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

- c. Conditional Use Permit request for Tom McFarland for an oversized structure totaling 2,100 sq ft located at 5579 S 7100 W.

Morghan Yeoman, the City Recorder, presented the Conditional Use Permit request for Tom McFarland. Morghan displayed what it would look like on the screen and stated the size and that it was submitted for storage use.

Alyssa McFarland, representative for Tom McFarland, stated that they want the structure to be used for storage.

COMMISSIONER WIDDISON MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT REQUEST FOR TOM MCFARLAND FOR AN OVERSIZED STRUCTURE TOATLING 2,100 SQ FT LOCATED AT 5579 S 7100. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

Public Comment:
None

COMMISSIONER WEIGHT MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

Commissioner Cevering asked representative Alyssa McFarland if they were putting a sink in and asked about any drain. Inspector will catch any drains.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR TOM MCFARLAND FOR AN OVERSIZED STRUCTURE TOTALING 2,100 SQ FT LOCATED AT 5579 S 7100 W. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|----------------------|--------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

- d. Motion: Approval of 2026 Planning Commission Chairperson.
 Planning Commissioner McCormick stated what is expected of the Chairperson and the Vice Chairperson.

Planning Commissioner Cevering nominated Jace McCormick for Chair.

COMMISSIONER CEVERING MOTIONED TO APPROVE PLANNING COMMISSIONER JASE MCCORMICK AS 2026 PLANNING COMMISSION CHAIRPERSON. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|----------------------|--------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

- e. Motion: Approval of 2026 Planning Commission Vice-Chairperson.
 Planning Commissioner Cevering nominated Travis Bates for Vice Chairperson.

COMMISSIONER CEVERING MOTIONED TO APPROVE PLANNING COMMISSIONER TRAVIS BATES AS 2026 PLANNING COMMISSION VICE CHAIRPERSON. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

| | |
|---------------|------------|
| BATES | AYE |
| WEIGHT | AYE |

MOTION APPROVED.

- f. Motion: Approval of 2026 Planning Commission Meeting Schedule.
 Planning Commission went over the 2026 Planning Commission schedule.

COMMISSIONER WEIGHT MOTIONED TO APPROVE THE 2026 PLANNING COMMISSION MEETING SCHEDULE. COMMISSIONER BATES SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

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:

| <u>COMMISSIONER:</u> | <u>VOTE:</u> |
|-----------------------------|---------------------|
| MCCORMICK | AYE |
| CEVERING | AYE |
| WIDDISON | AYE |
| BATES | AYE |
| WEIGHT | AYE |

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

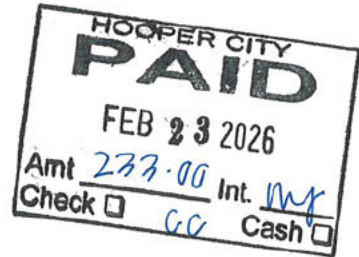
DRAFT

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Phone: 802-732-1064

personal use
NOT BUSINESS

Date Submitted 1/15/26
 Fee: \$200.00
 Mailing \$33.00

Conditional Use Permit: Hobby Kennel



Print Applicant Name: Nick Brown & Grace Richards
Address: 6559 W 4600 S Hooper UT 84315
Phone #: [REDACTED]
Day Time Phone #: [REDACTED]

How many dogs and types of dogs will be housed on the property? 5 German Shepherds & Malinois
How many dogs will be housed indoors? 5 How many dogs will be housed outdoors? 0
Will this site be used for breeding purposes? Yes No X
How will noise/barking be kept under control? Bark collars & Training
How will the waste and / or offensive odors be controlled? The potty area will be regularly cleaned & sprayed down w/ cleaner

Provide site plan drawings including:

- Map of property showing adjacent streets
- Fencing type and height,
- Gates or entrances to the property
- Any structures housing the dogs

❖ 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 |
| Fencing | Pollution | Odors |

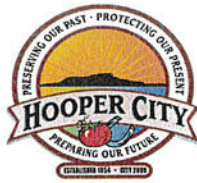
I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all County and local requirements. I understand that granting this Conditional Use Permit does not mean that I can have a kennel business, this is for hobby purposes only. I also understand that if this Conditional Use Permit is granted, I will have to contact the Weber County Animal Control for the Hobby Kennel License permit. 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 the conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Signature: [Signature] Date: 1/15/26

Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

Comments/Conditions:

The completed application must be submitted 30 days before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.



Conditional Use Permit

Type of CUP Property Oversize Structure Kennel Temporary
 Day Care _____ ADU _____

Permittee Information

Name: Joshua Muir

Address: 4372 S 5400 W

Conditions of the permitted use will be implemented on August 8, 2024.

1. If permitted conditional use does not start by August 8, 2025, this permit expires.
2. Permittee will comply with all Governing agencies (i.e. Environmental Protection Agency, Department of Professional Licensing) and local government requirements.
3. If the property changes ownership and CUP does not expire, Permittee will inform new owner of these conditions.
4. If this conditional use changes Permittee will notify Hooper City for a CUP review.
5. The structure will not be used for a business.
6. The structure will not exceed 1,536 sq ft.
7. The accessory dwelling unit will not exceed 960 square feet.

I, the Permittee, understand and agree to the above conditions. Failure to comply with specified conditions will cause the Conditional Use Permit to be revoked and the property must be restored to the condition before approval of this permit.



Permittee



Hooper City Official

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

3rd matters

Fee: \$200.00

Date Submitted _____

Conditional Use Permit: ADU

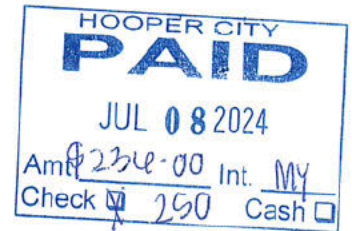
Print Applicant Name: Joshua Muir
Address: 4372 S. 5400 W
Phone #: [REDACTED]
Day Time Phone #: ↓

Reason for conditional use: MOTHER IN LAW IS DECLINING IN HEALTH

Describe use of property: MOTHER IN LAW APARTMENT

If building on property provide site plan drawings including:

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



Total Sq. footage of Structure: 1534
Total Sq. footage of ADU: 952
Height of Structure: 18'9 1/2
Acreage of Property: 1/2 ACRE

❖ 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.

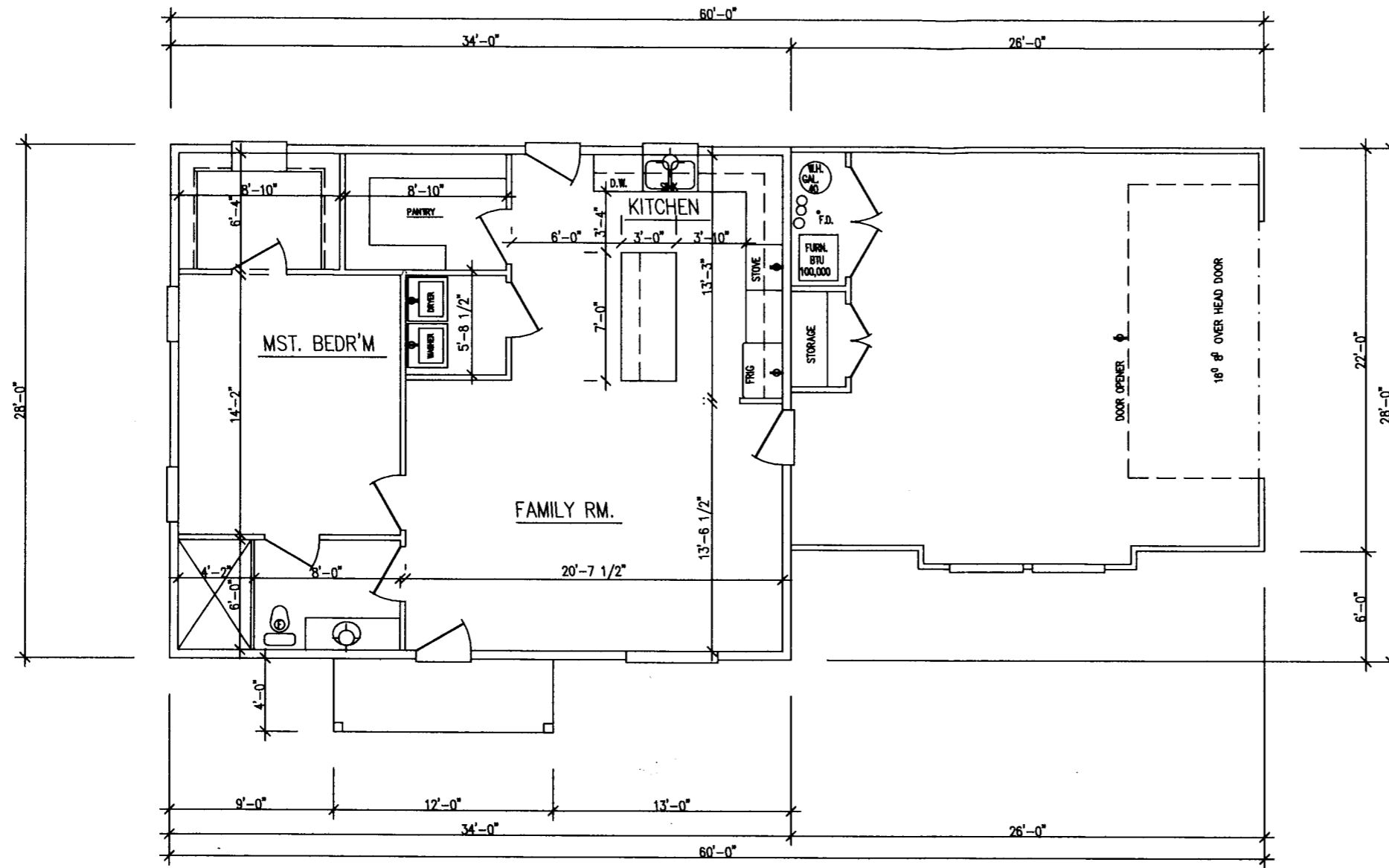
Signature: [Signature] Date: 7-2-24

Approval Date: _____ Disapproval Date: _____

Planning Commission Chairman

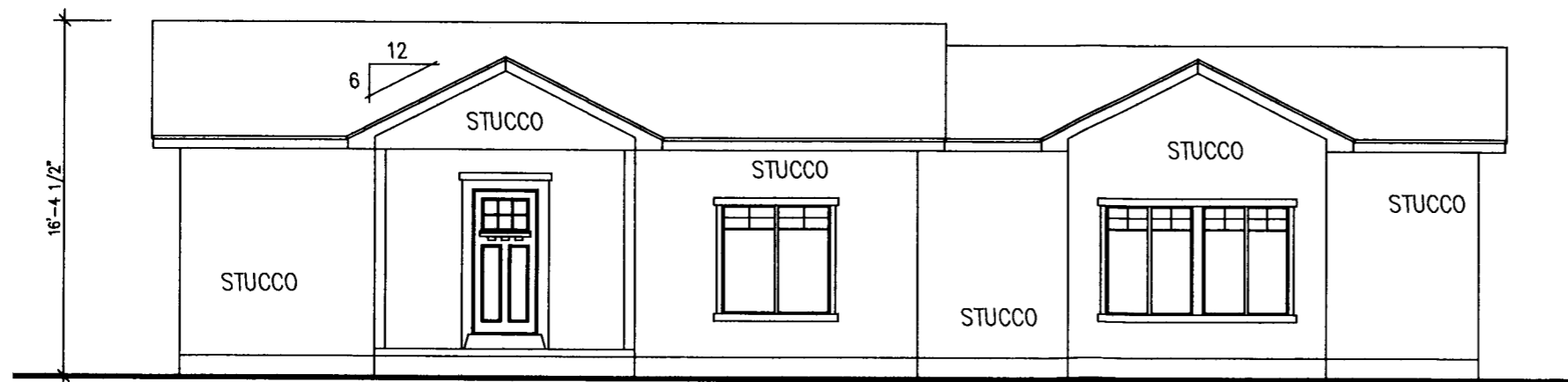
Comments/Conditions: _____

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



MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"
952 SQ. FT.



FRONT ELEV. VIEW

SCALE 1/8" = 1'-0"

BID SET - NOT FOR CONSTRUCTION
 LOT 11 HADLEY VALLEY
 JAIMIE PYLE ADU

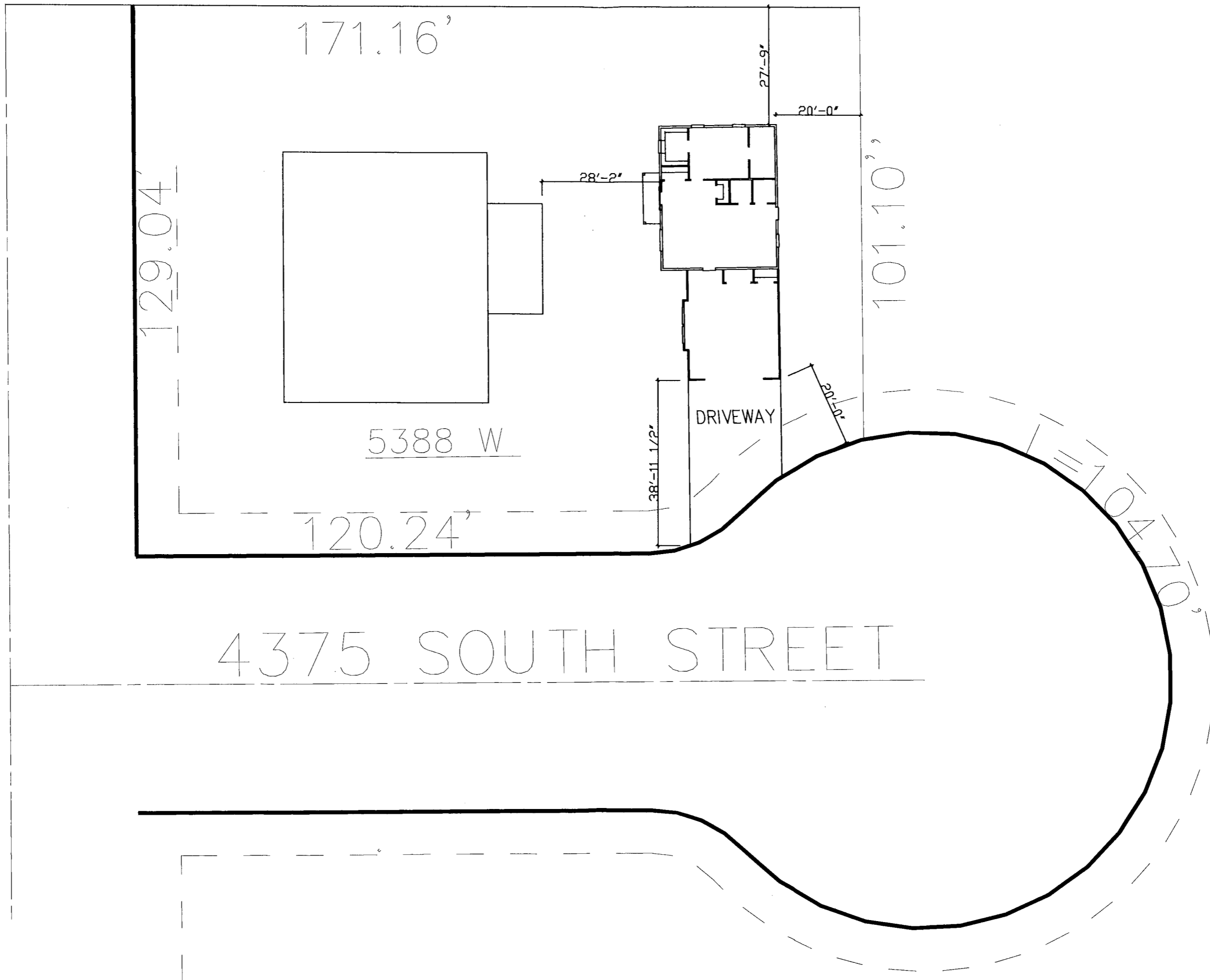
Kustom House Plans

RESIDENTIAL / COMMERCIAL DESIGN & ENGINEERING

NATE KARRAS P.E. (801) 786-0849 email: KustomNK@gmail.com

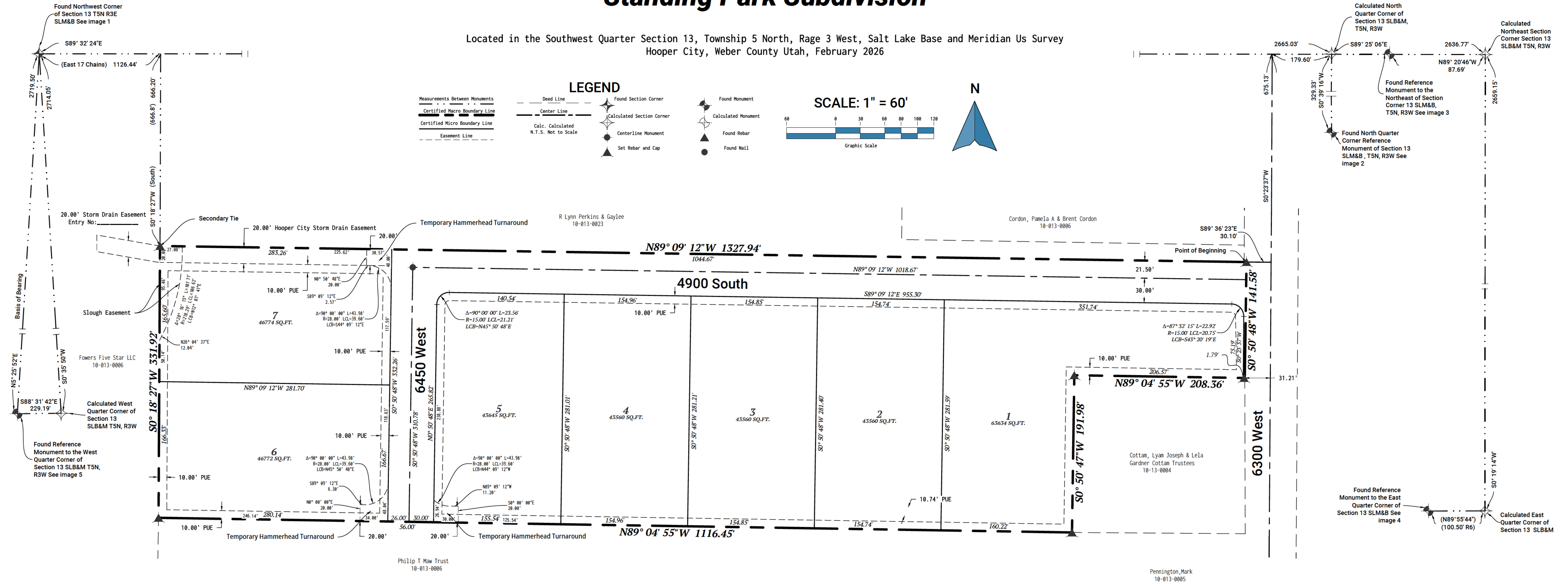
NOTE THIS PLAN IS THE PROPERTY OF KUSTOM HOUSE PLANS
 DO NOT COPY WITHOUT WRITTEN PERMISSION

| | | |
|-------------|--------------|-------|
| SCALE | 1/8" = 1'-0" | 11x17 |
| | 1/4" = 1'-0" | 24x36 |
| PLAN NUMBER | XXXXXX | |
| | A1 | |



Standing Park Subdivision

Located in the Southwest Quarter Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian Us Survey
Hooper City, Weber County Utah, February 2026



OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

Standing Park Subdivision

and do hereby dedicate for the perpetual use of the Hooper City all roads and other areas shown on this plat as intended for public use. The undersigned owner hereby conveys to Hooper City a non-exclusive easement over the public utility and drainage (PUE) easements as well as Hooper City Storm Drain Easements as shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities with no permanent structures being built there in. The undersigned owners also hereby convey any other easements as shown and/or noted on this plat to the parties indicated and for the purposes shown and/or noted hereon to Hooper City. Also, the undersigned owner hereby conveys to Hooper City the temporary turnaround easements as shown on this plat, to be used for public turnaround purposes until such time as the adjacent right-of-way corridor (as shown on this plat) is extended through further development, whereupon said temporary turnaround easements shall terminate and be vacated pursuant to applicable law.

Signed this ___ day of _____, 20___ David Webster:

Owner

SURVEYOR'S NARRATIVE

David Webster Requested this Survey to prepare for the development to be known as the Standing Parks Subdivision.

The basis of bearing for this project is NAD83 Grid North, assumed from the northwest corner of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian given the measurements between the two monuments shown on the Record of Survey. Property corners were monumented with a highland Surveying Rebar and Cap at the rear and nails in the curb at the extension of each property line. For more information on the retracement of the boundary's shown here, please review the record of survey filed with the Weber County Surveyor.

SURVEY IMAGES



NOTES

- Total Road Dedication 68971 SQ FT or 1.583 Acres.
- Any changes made to the easement will need to be approved by Hooper City
- City ordinances state that no basements (lowest floor slab lower than existing adjacent grade) are allowed if a public land drain system isn't available to connect a footing drain into with a gravity land drain lateral. There is no public land drain in 6300 West. Therefore, no basement is permitted.
- Due to the 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 owners. 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.
- Temporary Turnaround Easement: This easement is dedicated to Hooper City for temporary public turnaround use. No above ground utilities, permanent structures, or hard surfaces (beyond required asphalt and road base) shall be placed within the easement. The easement shall be vacated by the City upon extension of the adjacent road right of way as part of future development. Homeowners of affected lots shall be notified of this temporary easement prior to building permit issuance.

APPROVAL AS TO FORM

Approved as to form this ___ Day of _____ A.D., ___ by this Hooper City Attorney.

Hooper City Attorney

PLANNING COMMISSION

Approved This ___ Day of _____ A.D., ___ by this Hooper City Planning Commission.

Chairman Hooper City Planning Commission

HOOPER CITY MAYOR

Presented to this Hooper City Mayor this Day of _____ A.D., ___ at which Time this Subdivision Plat was Accepted.

City Mayor Attest: City Recorder, Deputy

HOOPER CITY ENGINEER

I hereby certify that this Office Has Examined this plat and it is correct in accordance with the Information on file in this office.

Signed this ___ day of _____, 2025

Hooper City Engineer

HOOPER CITY ATTORNEY

Approved as to form this ___ day of _____ A.D., ___ BY Hooper City Attorney.

Hooper City Attorney

ACKNOWLEDGMENT

State of Utah } s.s.
County of Weber

The foregoing instrument was acknowledged before me this ___ day of _____, 2025 by David Webster.

Residing at: _____

Commission Number: _____

Commission Expires: _____

WEBER MORGAN HEALTH DEPARTMENT

Approved as to form this ___ Day of _____ A.D., ___ by Weber Morgan Health Department.

Weber Morgan Health Department

HOOPER IRRIGATION COMPANY

Approved as to form this ___ Day of _____ A.D., ___ by Hooper Irrigation Company

Hooper City Irrigation Company

HOOPER WATER IMPROVEMENT DISTRICT

Approved as to form this ___ Day of _____ A.D., ___ by Hooper Water Improvement District.

Hooper City Water Improvement District

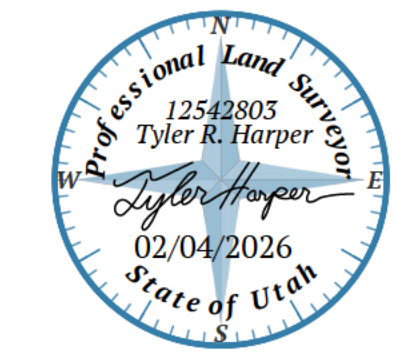
BOUNDARY DESCRIPTION

Standing Park Subdivision:

A parcel of land being part of the Northwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian, basis of bearing being grid NAD 83, said parcel being more particularly described as follows:
Beginning at a point 179.60 feet North 89°32'24" West along the Section Line to the center line of 6300 West and 675.13 feet South 0°23'37" West along said centerline and 30.10 feet North 89°36'23" West from the North quarter corner of said Section and running thence South 0°50'48" West (South) 141.58 feet; thence North 89°04'55" West 208.36 feet to a Highland Surveying rebar and cap; thence South 0°50'48" West 191.98 feet to a old barb wire fence; thence North 89°04'55" West (North 88°20' West) along said fence and its extension 1116.45 feet; thence North 0°18'27" East 331.92 feet (300.10 feet) a point described by the record as 17 chains East and 666.8 feet South of the Northwest Corner of said Section 13 said point being measured as 1126.44 feet South 89°32'24" East along the Section line and 666.20 South 0°18'27" West from the Northwest corner of said Section; thence South 89°09'12" East (South 89°27'39" East) 1327.94 feet (20 Chains) to the point of beginning. Containing 9.2130 acres or 401364 sqft more or less.

SURVEYOR'S CERTIFICATE

I, Tyler R Harper, do hereby certify that I am a Professional Land Surveyor in the state of Utah, and I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owner I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **Standing Parks Subdivision** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



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|--|--|---|---|
| | | Weber County Recorder Recorded # _____ Filed for record and recorded _____ day of _____, 2025 in book _____ of official records, page _____, Recorded for _____ County Recorder: Tiffany Hughes By Deputy: _____ Fee Paid: _____ | |
| | | Sheet Number: 1/1 | Developer: David Webster Surveyor: Tyler Harper 385-405-8180 3293 Harrison Blvd 2nd Floor, Ogden |



Planning Commission
Staff Memo
April 9, 2026

Oversized Structures and Secondary Dwellings

Background

The intent of this recommendation is to reduce the number of Oversized Structures that require Conditional Use Permits from the Planning Commission. Additionally, the Planning Commission discussed updates to the city ordinance regarding Dwellings, Secondary Attached/Detached.

Intended Improvement

The Planning Commission reviews a lot of Conditional Use Permits (CUP) for Oversized Structures. A strong precedent has been set for approval with limited or no conditions. By increasing the “allowed use” square footage of accessory structures there will be less CUP requests creating more time for other items on the Planning Commission agenda. Additionally, the change will increase citizen autonomy by reducing oversight and fees.

One of the City’s Moderate Income Housing Plan (MIHP) initiatives is to:

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

The changes proposed to the Dwellings, Secondary Attached/Detached ordinance will help reach this MIHP strategy.

Proposed Changes

- Increases the “allowed use” square footage of accessory structures in R1, R.75, and R2 zone
- Increases parking requirements for Primary Dwelling and Dwelling, Secondary Detached
- Allows one (1) Attached and one (1) Detached Secondary Dwelling for each Principal Dwelling
- Allows Detached Secondary Dwellings to extend to the center of the primary dwelling
- Allows Attached Secondary Dwelling to connect to the back, side, or front of home (Originally Intended)
- Increases the allowed “living space” for Detached, Secondary Dwellings.
- Updates the fine to be daily and align with the Consolidated Fee Schedule
- Adds 30-day minimum rental stipulation
- Roof Pitch requirement for Detached, Secondary Dwelling added



Additional Considerations

- Change ordinance terminology from Dwellings, Secondary Attached/Detached to Attached/Detached Accessory Dwelling Unit.
- Should the allowed living space of Detached, Secondary Dwelling's be increased more?
- Difference between an Attached Secondary Dwelling and a Duplex?
- Fire District considerations.

Staff Recommendation

Staff recommendations are that the Planning Commission review and discuss the proposed draft and consider the possible interpretations and implications of the changes for the city. Review the “Additional Considerations” list to determine if more detail is required. After review Planning Commission should provide feedback and recommend appropriate alterations to the draft. If no changes are needed, the staff recommends that the Planning Commission recommend approval to the City Council.

Approval: Planning Commission motion recommending approval of the proposed changes to ordinances 10-2B-4, 10-1A-1, and 10-2B-6 modifying allowed use of accessory structures and Detached/Attached, Secondary Dwellings.

Approval with Conditions: Planning Commission motion recommending approval of the proposed changes to ordinances 10-2B-4, 10-1A-1, and 10-2B-6 modifying allowed use of accessory structures and Detached/Attached, Secondary Dwellings with the following conditions/amendments:

(insert conditions or amendments)

Table: Motion that the Planning Commission recommends tabling the proposed changes to ordinances 10-2B-4, 10-1A-1, and 10-2B-6 modifying allowed use of accessory structures and Detached/Attached, Secondary Dwellings until additional information or modifications are provided:

(insert additional information or modifications)

Deny: Motion that the Planning Commission recommend denying the proposed changes to ordinances 10-2B-4, 10-1A-1, and 10-2B-6 modifying allowed use of accessory structures and Detached/Attached, Secondary Dwellings.



Existing City Ordinance

10-2B-4 Allowed Uses

Table 10-2B-2: Allowed Use in Residential Zones

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

| Allowed Use | R1 | R.75 | R2 | R3 | R4 | ROS | HDR | PUD |
|--|----|------|----|----|----|-----|-----|-----|
| Accessory structure, ≤ 200 square feet | A | A | A | A | A | A | - | A |
| Accessory structure, ≤1200 square feet | A | A | A | A | A | A | - | - |
| Accessory structure 1201 to 1600 square feet | A | A | A | C | C | C | - | - |
| Accessory structure 1601 to 1800 square feet | A | A | C | C | C | C | - | - |
| Accessory structure 1801 to 2000 square feet | A | C | C | C | C | C | - | - |
| Accessory structure > 2000 square feet | C | C | C | C | C | C | - | - |

10-4D-6 Required Number Of Off-Street Parking Spaces

| | |
|--|---------------------|
| Dwelling, secondary attached or detached | 1 per dwelling |
| Dwelling, single family detached | 1 per dwelling unit |

10-1A-1 Definitions - Zoning And Subdivision

DWELLING, SECONDARY ATTACHED: A dwelling unit for one (1) family that shares a common wall or walls with the principal dwelling, has a separate outside entrance from the principal dwelling. The secondary unit may have separately metered (utilities). For the duration of time that either the primary residence or the attached accessory dwelling unit is being rented, the dwelling not being rented must be occupied by the owner of the property. Proof of occupancy must be provided to city annually. The city may also require proof of occupancy at any point in time. Any exception to the owner occupancy requirement must be approved by the Planning Commission. In the event of violation of this requirement, a fine may be issued and/or the property owner charged with a misdemeanor. All applicants applying for an ADU permit shall sign an agreement acknowledging and agreeing to this ordinance. If at some point in time the property is sold, the new owner will be required to sign an agreement with the city acknowledging and agreeing to this ordinance.

DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principal dwelling, is a minimum of 400 square feet and a maximum of 960 square feet of living area, exclusive garage, covered porch, or patio. The secondary unit may have separately metered (utilities), must contain a kitchen and bathroom facilities. The secondary unit must meet the minimum setback from property lines as identified for a dwelling. A single family detached ADU must not have any part of the unit extend



beyond the furthest rear corner of the primary residential structure. For the duration of time that either the primary residence or the detached accessory dwelling unit is being rented, the dwelling not being rented must be occupied by the owner of the property. Proof of occupancy must be provided to the city annually. The city may also require proof of occupancy at any point in time. Any exception to the owner occupancy requirement must be approved by the Planning Commission. In the event of a violation of this requirement, a fine may be issued and/or the property owner charged with a misdemeanor. All applicants applying for an ADU permit shall sign an agreement acknowledging and agreeing to this ordinance. If at some point in time the property is sold, the new owner will be required to sign an agreement with the city acknowledging and agreeing to this ordinance.

10-2B-6 Accessory Structure Requirements In A Residential Zone

To facilitate the placement of accessory buildings and structures on a residential lot that already has a principal residential structure established, the following requirements are identified:

- A. A land use review or sketch review shall be obtained prior to the construction of any accessory building or structure for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks for the proposed accessory building and other information as needed shall be submitted for review.
- B. Agricultural use accessory structures require an Application for Building Permit Exemption and must meet the minimum requirements as defined by State law. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks for the proposed accessory building and other information as needed shall be submitted for review.
- C. Accessory buildings must be constructed in such a manner that snow, rain, debris, etc. from the roof does not infringe onto adjoining property.
- D. Accessory buildings and structures must be constructed to have a fire resistant rating to meet the adopted building code for Hooper City.
- E. Minimum yard requirements for all accessory buildings in residential zones are as follows:
 1. *Location*: Accessory buildings may not be located between a street and the front building line of a main building.
 2. *Side Yard Accessory Building, Interior Lot*: An accessory building or structure may be located in the side yard of an interior lot but not within the required minimum main building side yard and not within ten feet (10') of the dwelling or main building measured from the drip edge of the building or structure. The distance between an accessory building and a dwelling on an adjacent property may not be less than is allowed between dwellings or main buildings.
 3. *Side Yard Accessory Building, Corner Lot*: An accessory building or structure may be located in the side yard between a street and the side of the dwelling or main building on a corner lot but not within the required minimum main building side yard and no closer than ten feet (10') from the dwelling or main building measured from the drip edge of the building or structure.
 4. *Rear Yard Accessory Building*: An accessory building may be located in a rear yard no closer than ten feet (10') from a dwelling or main building, and no closer than five feet (5') from the side or rear property line or boundary and cannot be built on a public easement
- F. *Height Consideration*: No detached accessory structure, located in an R-1 or R-2 zone, shall have a height of more than twenty-five feet (25') measured from the lowest adjacent grade to highest point of the structure. No detached accessory structure in any zone, other than R-1 or R-2, shall have a height of



more than eighteen feet (18') measured from the lowest adjacent grade to the highest point of the structure. Accessory structures over these requirements require a conditional use permit and a building permit. Exception- Maximum height for an Agricultural Building is thirty-five (35) feet.

- G. Buildings used for the housing or shelter of animals shall be located a minimum distance of fifty feet (50') from any existing dwelling owned by another person or neighborhood street right of way line and, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right of way line.
- H. A structure that is used as an accessory dwelling unit for a single family and may or may not be attached to the principal dwelling unit property. It must meet all setbacks and side yard requirements. No part of the accessory dwelling unit may extend beyond the furthest rear corner of the primary residential structure. The detached accessory dwelling unit should not exceed twenty five (25) feet in height and but be at least 400 square feet of living area and cannot exceed 960 square feet of living area, exclusive of garage, covered porch, or patio. The aesthetics and design of the accessory dwelling until should be consistent and complimentary to the principal dwelling unit. The property owner must occupy one of the units as their primary residence.



Updated City Ordinance

10-2B-4 Allowed Uses

Table 10-2B-2: Allowed Use in Residential Zones

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

| Allowed Use | R1 | R.75 | R2 | R3 | R4 | ROS | HDR | PUD |
|--|----|------|----|----|----|-----|-----|-----|
| Accessory structure, ≤ 200 square feet | A | A | A | A | A | A | - | A |
| Accessory structure, ≤1200 square feet | A | A | A | A | A | A | - | - |
| Accessory structure 1201 to 2500 square feet | A | A | A | C | C | C | - | - |
| Accessory structure 2501 to 3000 square feet | A | A | C | C | C | C | - | - |
| Accessory structure 3001 to 5000 square feet | A | C | C | C | C | C | - | - |
| Accessory structure > 5000 square feet | C | C | C | C | C | C | - | - |

10-4D-6 Required Number of Off-Street Parking Spaces

Table 10-4D-2. Required Parking Space by Use

| | |
|----------------------------------|---------------------|
| Dwelling, Secondary Attached | 1 per dwelling |
| Dwelling, Secondary Detached | 2 per dwelling |
| Dwelling, Single Family Detached | 2 per dwelling unit |

10-1A-1 Definitions – Zoning And Subdivision

DWELLING, SECONDARY ATTACHED: A dwelling unit built on foundation for one (1) family that shares a common wall or walls with the principal dwelling and has a separate outside entrance from the principal dwelling.

DWELLING, SECONDARY DETACHED: A dwelling unit built on foundation for one (1) family that shares a lot or parcel with the principal dwelling.



10-2B-6 Accessory Structure Requirements In A Residential Zone

H. Additional Regulations for Detached and Attached Secondary Dwellings.

1. Each principal Dwelling can qualify for one (1) Detached Secondary Dwelling.
2. Each principal Dwelling can qualify for one (1) Attached Secondary Dwelling.
3. The Secondary Dwelling may have separately metered (utilities).
4. The Secondary Dwelling must contain a kitchen, and bathroom facilities.
5. All Secondary dwellings shall meet all setbacks and side yard requirements for a Dwelling, Single Family Detached
6. Attached Secondary Dwellings are considered part of the principal structure and shall meet the principal structure's minimum setback and height limits.
7. No part of a Detached Secondary Dwelling may extend beyond the center of the primary residential structure.
8. A Secondary Detached Dwelling units' living area, exclusive garage, covered porch or patio, must be a minimum of 400 square feet and a maximum of 1,250 square feet.
9. The aesthetics and design of the Secondary Dwelling until should be consistent and complimentary to the principal dwelling unit.
 - a. Single-family residences with an Attached Secondary dwelling shall retain the appearance of a single-family home. The addition shall appear as an extension of the existing single-family home's living space with similar building materials, colors and architectural character making it appear as part of the original dwelling.
 - b. Detached Secondary Dwellings aesthetics and design shall be consistent and complimentary to the principal dwelling unit. The roof pitch shall have a minimum pitch of 4.5":12" and a maximum pitch of 12":12".
10. The property owner must occupy one of the Dwelling units as their primary residence.
 - a. For the duration of time that either the primary residence or the secondary dwelling unit is being rented, the dwelling not being rented must be occupied by the owner of the property. Proof of occupancy must be provided to the city annually. The city may also require proof of occupancy at any point in time. Any exception to the owner occupancy requirement must be approved by the Planning Commission. In the event of a violation of this requirement a fine may be issued as established in the Hooper City Consolidated Fee Schedule.
11. A Secondary Dwelling permit is required for all Attached or detached Secondary Dwellings and shall receive a building permit prior to construction and/or occupancy.
12. All applicants applying for a Secondary Dwelling permit shall sign an agreement acknowledging and agreeing to this ordinance. If at some point in time the property is sold, the new owner will be required to sign an agreement with the city acknowledging and agreeing to this ordinance.



13. The Secondary Dwelling shall be rented for 30 consecutive days or longer by the same occupant.
14. Interior access between the main living area and an Attached Secondary Dwelling must be maintained unless sufficient means of egress have been determined during an inspection by the building official.
15. The primary dwelling and the Secondary Dwellings must share the same address number. Addresses must be visible from the public or private street.
16. Mobile homes, Recreational Vehicles and shipping containers shall not be considered as a Secondary Dwelling.
17. Secondary Dwellings shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.