



**HOOPER CITY
PLANNING COMMISSION AGENDA
MAY 14, 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, May 14, 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 April 9, 2026
4. Action Items
 - a. Approval of Conditional Use Permit for Grace Richards and Nick Brown for a hobby kennel license located at 6559 W 4600 S
 - b. Conditional Use Permit Request for Mike Pollard for an oversized structure located at 5271 S 4950 W. The request is for 2,400 square feet.
 - 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 Douglas Gilbert for an oversized structure located at 5794 W 4000 S. The request is for 4,096 square feet.
 - 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 14th day of May, 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, APRIL 09, 2026, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:00pm and their regular meeting at 7pm on April 09, 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:

Malcolm Jenkins – City Planner
Jamee Johnston – Deputy City Recorder

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed, including the hobby kennel license, conditional use permit for Josh Muir, Standing Park Subdivision, and oversized structure proposed increase.

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 Bates led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

a. Motion – Approval of Minutes dated March 12, 2026

With corrections to voting on January 15th minutes. Corrections were made.

COMMISSIONER BATES MOTIONED TO APPROVE THE MINUTES DATED MARCH 12, 2026, WITH CORRECTION TO VOTING NAME. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:

MCCORMICK

CEVERING

WIDDISON

BATES

WEIGHT

MOTION APPROVED.

VOTE:

AYE

AYE

AYE

AYE

AYE

4. Action Items

a. Conditional Use Permit Request for Nick Brown and Grace Richards for a hobby kennel located at 6559 W 4600 S.

Malcolm Jenkins, the city planner, provided an overview noting the request is in an R1 zone and is conditional use for a hobby kennel request.

The applicants Grace Richards Brown and Nick Brown came forward and described their plans for five adult dogs noting one is a German Shepherd and four Malinois. The applicant’s stated dogs are used for sport/competition, with supervised outdoor time in temporary runs on a grass patch in the fenced backyard. The dogs are kept indoors in a dedicated basement room when not supervised. Applicants stated they would wash the kennel once a week and there is no current breeding plans.

COMMISSIONER WEIGHT MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE

PERMIT REQUEST FOR NICK BROWN AND GRACE RICHARDS FOR A HOBBY KENNEL LOCATED AT 6559 W 4600 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:

Josh Muir: Hooper Resident
Never mind spoke too soon.

Shay Vorhees: Hooper Resident
Lives by the applicant and had a question on the quantity of dogs requested.

Brian Beus: Hooper Resident
Brian asked what kind of dogs and asked where the kennels will be. Brian also stated his concern about the dogs attacking his family members and the barking and smells from the dogs.

Sheryl Harames: Hooper Resident
Sheryl spoke about her Training experiences and stated that that type of dog is very terrifying and needs an experienced trainer and most trainers are not experienced enough. Sheryl spoke of the hooper walkways with dog poop, and dogs off leashes. Sheryl asked if the dogs were spade or neutered. Sheryl also asked if they have to go through the county as well as she was told she had to go through the county in years past when she applied.

Ray Hancock: Hooper Resident
Ray spoke on the applicant not having a site plan and asked how the rest of the property is going to be dealt with and how the dogs are going to be taken back and forth to the kennels. Ray stated that he wants to see a site plan.

Fay Beus: Hooper Resident
Fay stated she does not like dogs and is fragile and would not be able to deal with a dog that gets out. Fay stated that she is worried about the water washing

down with the smells and where the water goes. Worried about them harming her and her animals, also the barking noise.

Applicants, Nick Brown and Grace Richards Brown answered questions raised during the public hearing.

COMMISSIONER WIDDISON MOTIONED TO CLOSE THE PUBLIC HEARING AND RETURN TO REGULAR MEETING. 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.

Planning Commission discussed needing to see a site plan before voting on the conditional use permit.

COMMISSIONER BATES MOTIONED TO TABLE THE CONDITIONAL USE PERMIT REQUEST FOR NICK BROWN AND GRACE RICHARDS FOR A HOBBY KENNEL LOCATED AT 6559 W 4600 S UNTIL A SITE PLAN IS SUBMITTED. 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 TABLED.

- b. Motion: Conditional Use Permit extension request for Joshua Muir located at 4372 S 5400 W.

Malcolm Jenkins, the city planner, presented the original ADU issued for Joshua Muir on August 8, 2024, expired on August 8, 2025. Malcolm

explained that Joshua Muir is asking for an extension and that the ADU complies with current and anticipated code. Aug 8, 2026.

Joshua Muir, the applicant, spoke on not getting the ADU done and asked for four months and stated that if they need to they will redo the process but would appreciate an extension.

Planning Commission discussed extending Joshua Muir’s ADU another year with the original date.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT EXTENSION REQUEST FOR JOSHUA MUIR LOCATED AT 4372 S 5400 W WITH A NEW EXPIRATION DATE OF AUGUST 8, 2026. 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.

- c. Public Hearing for Standing Park Subdivision located at 4965 S 6300 W. Hooper, UT 84315 for Standing Lane LLC.

Malcolm Jenkins, the City Planner, presented the Standing park Subdivision spoke on the review stage, that they comply with zoning and reminded planning commission of the sidewalk agreement.

David Webster, the applicant, stated that he purchased the property one year ago and wanted to develop property for him and his son and that he has met all requirements.

COMMISSIONER WIDDISON MOTIONED TO ENTER A PUBLIC HEARING FOR STANDING PARK SUBDIVISION LOCATED AT 4965 S 6300 W HOOPER, UT 84315 FOR STANDING LANE LLC.

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:

Brian Hotchkiss: Hooper Resident

Spoke on selling the property to the applicant and that he lives by the property and supports the subdivision.

COMMISSIONER BATES 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.

Commissioners discussed the standing park subdivision sidewalk and spoke on their compliance.

- 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.

Malcolm Jenkins, the city planner, explained the proposal aims to reduce the number of routine conditional use permits by raising thresholds for allowed accessory structure sizes and increase the maximum living space for

detached/secondary ADUs. This supports housing strategies while reserving CUP review for very large proposals.

COMMISSIONER WEIGHT MOTIONED TO ENTER A 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. 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.

Public Comment:

Ray Hancock: Hooper Resident

Spoke on the change and that it would put us more in compliance with the affordable housing and that it would be beneficial to the city. Ray spoke on the upcoming housing in the area and why it would benefit the city. Ray encourages the planning commission to put it forward.

Gerald Gaddis: Hooper Resident

Gerald spoke on the size increase of ADUs to keep in consideration that if the building is already there then let them do it. Gerald also agreed that the state can come in and tell us what to do with the land and would like to see this approved.

Mary Simpson: Hooper Resident

Wants to know if she can ask questions. Mary asked what the ADU would be going to.

Malcolm spoke/answered on the size that the ADU is going to.

Mary asked if that is living space. Malcolm confirmed yes living spaces. Mary wants Planning Commission to approve.

Jared Berrett: Hooper Resident

Jared appreciates Planning Commission listening to the public and spoke on times being tough and wants to see them push this approval and spoke on his children and the need for the ADUs.

COMMISSIONER WIDDISON 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 discussion included increasing the ADU living space to a flat 1,260 sq. ft., removing the roof pitch requirement, updating terminology to match state definitions, adding language on parking surface materials, and other clarifications.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CHANGES TO OVER SIZE STRUCTURES AND DWELLING UNITS WITH THE EXCEPTIONS THAT IT IS CHANGED TO 1,260 SQ. FT., REMOVE THE REQUIREMENT FOR ROOF PITCH BUT THAT IT IS ESTETICALLY APPROVED, ADD PARKING REQUIREMENTS, AND MATCH THE STATE DEFINITION OF THE SECONDARY DWELLING WORDING. 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.	

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 8:01 PM, COMMISSIONER WIDDISON MOTIONED TO ADJOURN THE MEETING. 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 PASSED.	

Date Approved: _____

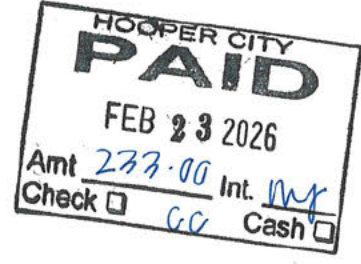
Jamee Johnston, Deputy City Recorder

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
Mailables \$33.00

Conditional Use Permit: Hobby Kennel



Print Applicant Name: Nick Brown & Grace Richards
Address: 6559 W 4600S 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

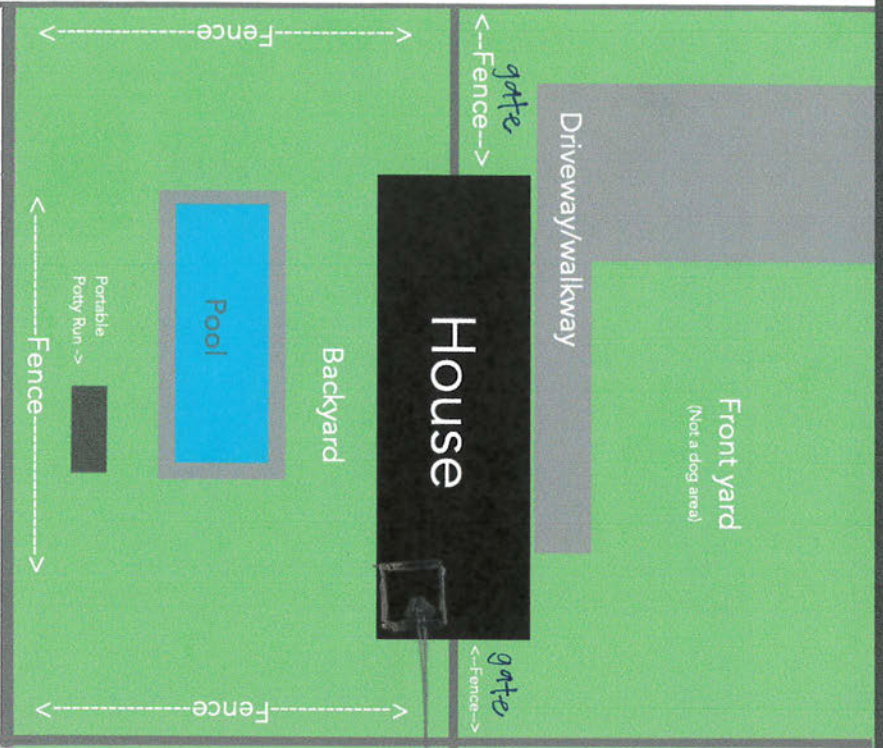
Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

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.

Grace & Nick Brown

4600 S St



Pasture (Not a dog Area)

Basement
Room
Where dogs
stay in
Crate

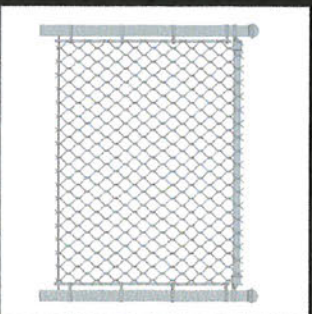
Notes

Outdoor portable
potty run ->

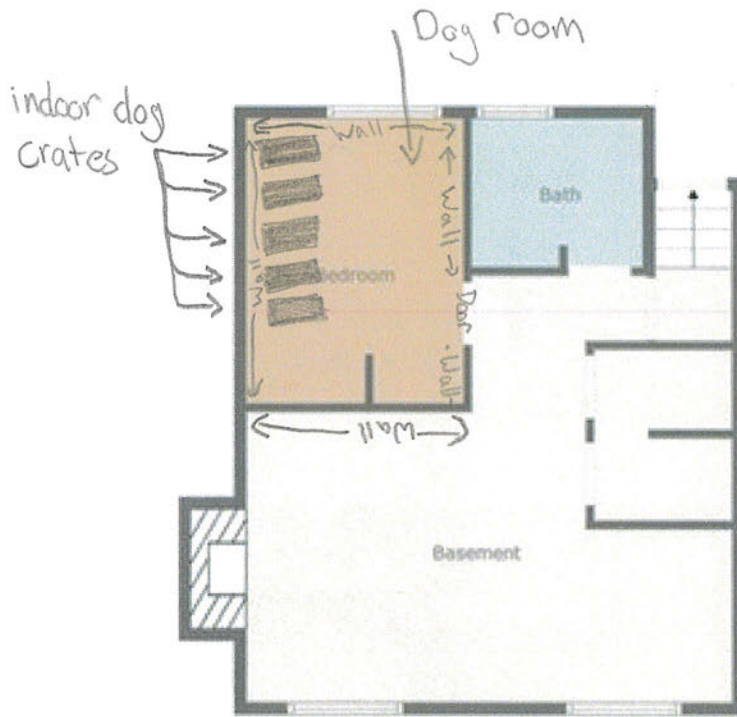


<- Indoor dog containment

Type of fencing (6ft) ->



Basement ↓



Floor 1

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

Fee: \$200.00
Date Submitted 3-26-26 _____

Conditional Use Permit: Oversized Structure

Print Applicant Name: Mike Pollard
Address: 5271 west 4950 south
Phone #: [REDACTED]
Day Time Phone #: [REDACTED] Email: [REDACTED]

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

Total Sq. footage of Structure: 2400
Height of Structure: total 21'

- What will the structure be used for? Garage/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 \$1.50 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: Mike Pollard Date: 3-26-26

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.

JAY C JENSEN & wf
HEATHER

094030007

1.5166 ACRES

N 89°20'34" W

TU 31

14

CENTRAL

492.50'

WEBER

DISTRICT

JANIS POLLARD & HUSB ROY

094030006

1.6944 ACRES

N 89°20'34" W

TU 376

40x60x16

85'

15'

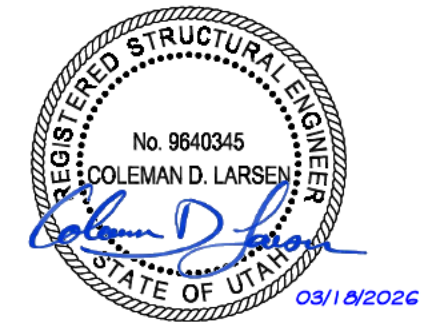
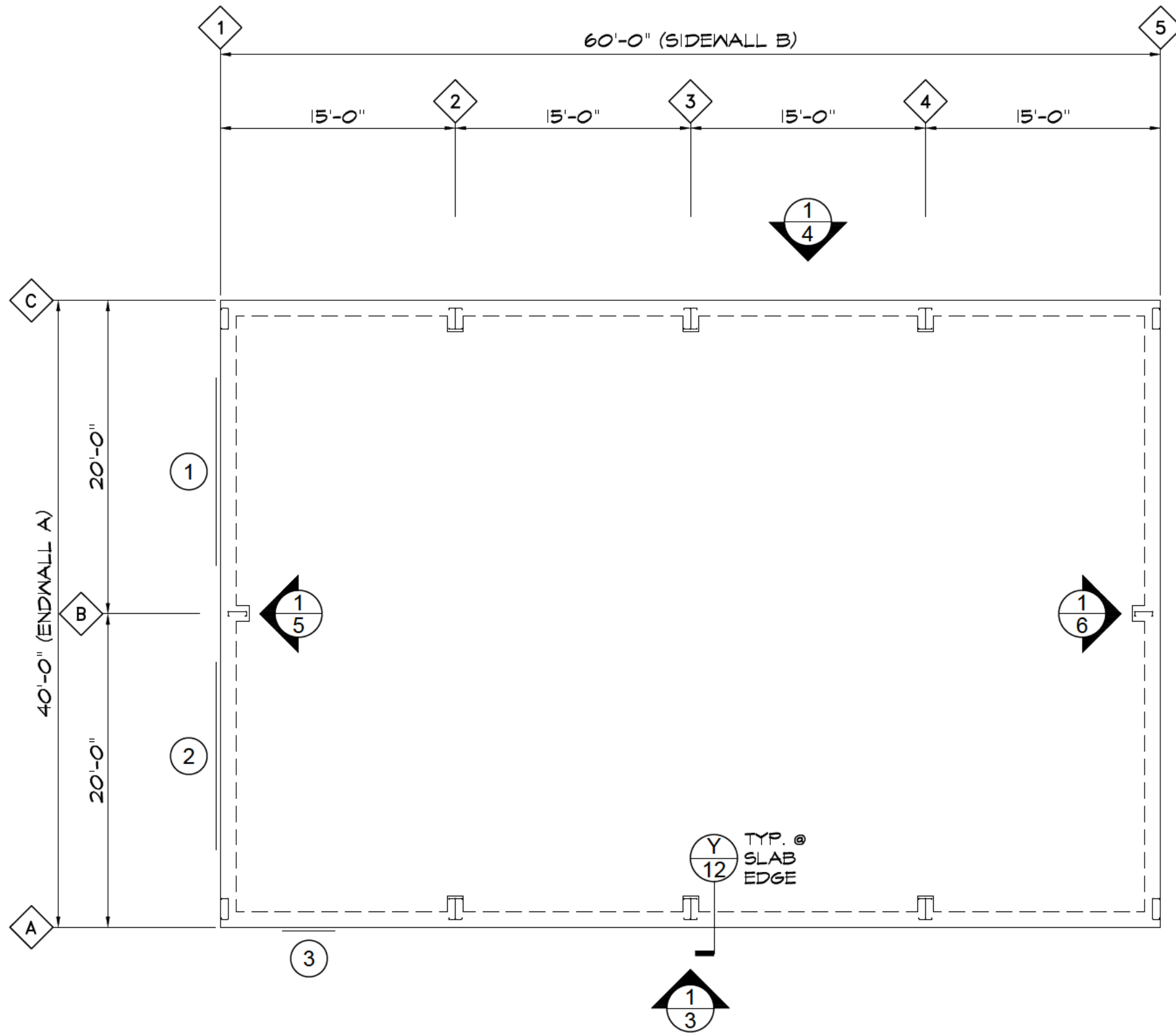
557.18'

15.00' DRAINAGE
EASEMENT

BLAIR S HOLLEY
& CHRISTAL T HOLLEY TR

094030005

523.5
148.31'



NOTE: USE 1/2" X 3" DEWALT 'SCREW-BOLT+' ANCHOR IN 3 1/2" DEEP HOLES AT ANCHOR LOCATIONS PER BASE DETAIL F/9, INSTALLED PER ICC REPORT ESR-3889, SECTION 4.3.

NOTE: SEE "TYP. FRAME CROSS-SECTION" DETAIL ON SHEET II FOR SPECIFIC FRAME DETAIL INFORMATION.

NOTE: EXCEPT AT DOOR OPENINGS, INSTALL L4x2x16G ANGLE TO FOUNDATION (FOR ATTACHMENT OF BOTTOM OF WALL SIDING) WITH 1/4in X 1 1/4in NAIL DRIVE MASONRY ANCHOR ANCHORS AT 48" O.C. (6" MAX. FROM ANY END).

1 FOUNDATION PLAN
2 SCALE: 1/8" = 1'-0"

REGISTERED STRUCTURAL ENGINEER
 No. 9640345
 COLEMAN D. LARSEN
 STATE OF UTAH
 03/18/2026

CENTERLINE
 STRUCTURAL
 ENGINEERING
 284 N 110 W VINEYARD, UT 84059

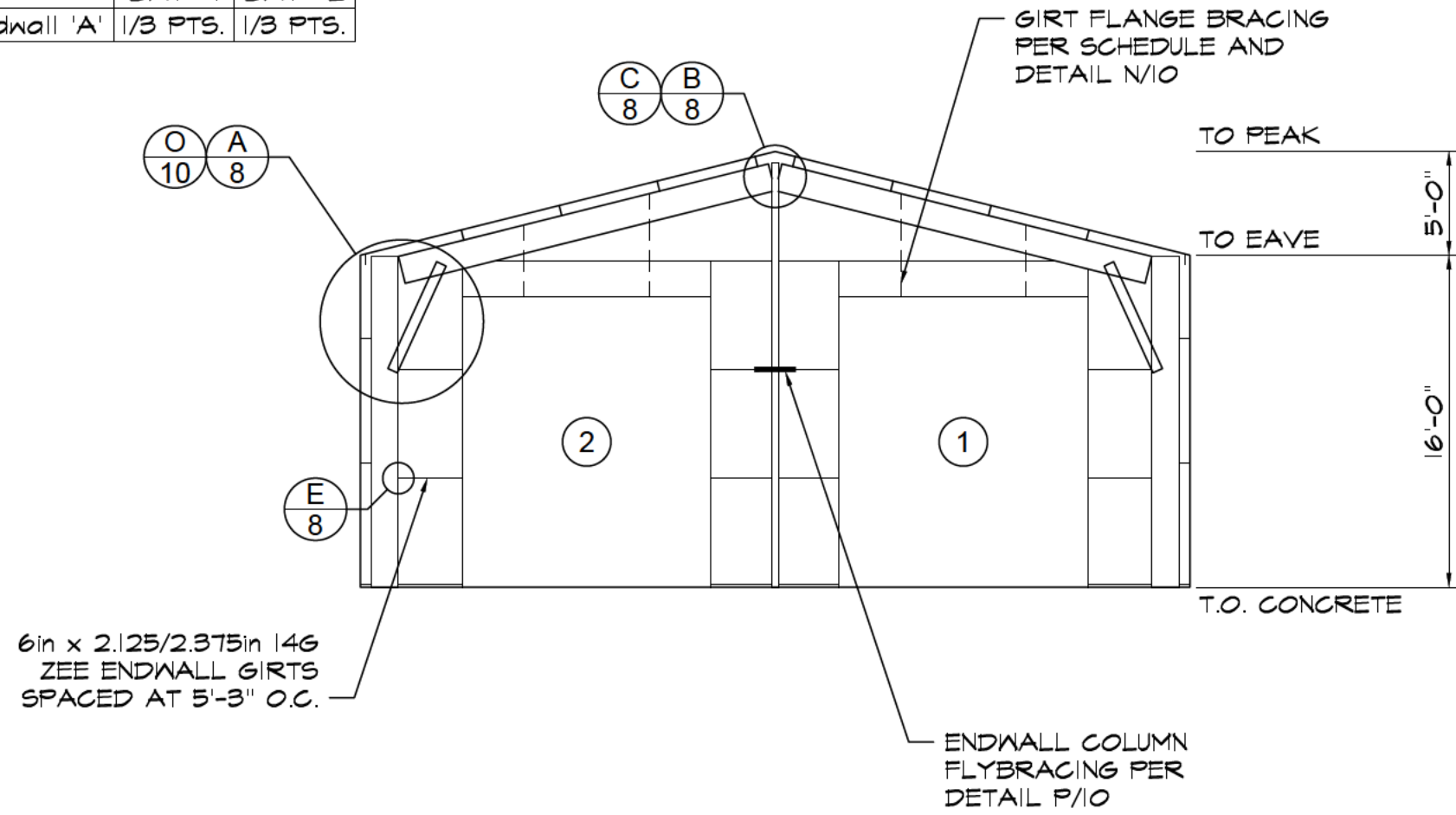
ACTBUILDING
 SYSTEMS®

DISTRIBUTOR: Toro Steel Buildings
 JOB NAME: Mike Pollard T26-0592
 JOB ADDRESS: 5271 South 4950 W
 Hooper, UT 84067

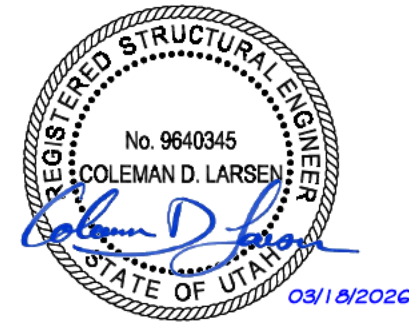
DRAWN
CHECKED
DATE 3/18/2026
JOB NO. VNUJ1036059328
SHEET 2 OF 13

GIRT FLANGE BRACING SCHEDULE

	BAY #1	BAY #2
Endwall 'A'	1/3 PTS.	1/3 PTS.



1 ENDWALL 'A' INTERIOR ELEVATION
 5 SCALE: 1/8" = 1'-0" FRAME #1



CENTERLINE STRUCTURAL ENGINEERING
 284 N 110 W VINEYARD, UT 84059

DISTRIBUTOR: Toro Steel Buildings
 JOB NAME: Mike Pollard T26-0592
 JOB ADDRESS: 5271 South 4950 W Hooper, UT 84067

DRAWN
 CHECKED
 DATE: 3/18/2026
 JOB NO.: VNUJ1036059328
 SHEET: 5 OF 13

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

29 MMLera
Fee: \$200.00
Date Submitted 1/27/20

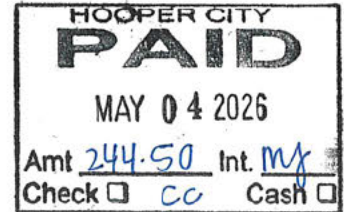
Conditional Use Permit: Oversized Structure

Print Applicant Name: Tressa Roberts | Douglas Gilbert
Address: 3038 N 750 E. Layton, UT 84041
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: 4096
Height of Structure: 25'



- What will the structure be used for? garage & 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 \$1.50 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: 1/27/20

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.

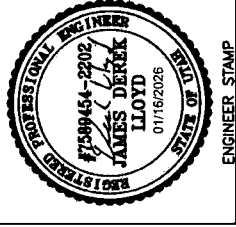
Site Plan

Lynette Gilbert Revocable Trust
Douglas Gilbert
5794 W 4000 S
Hooper, UT 84315
Parcel #080420073

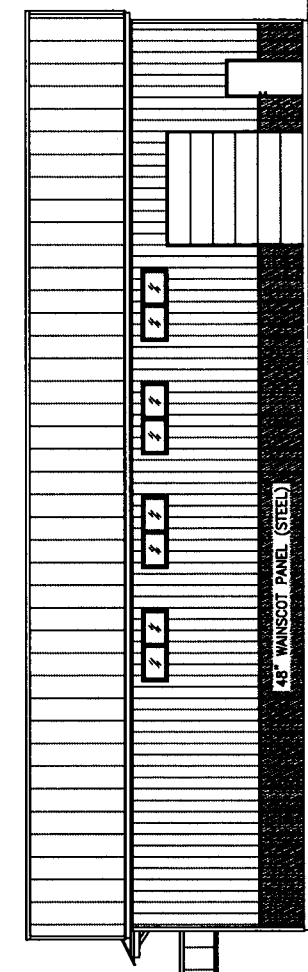
10' to West property line
335' to North
327' to East
380' to South
50' to dwelling

Dimensions are from footing/foundation,
not wall

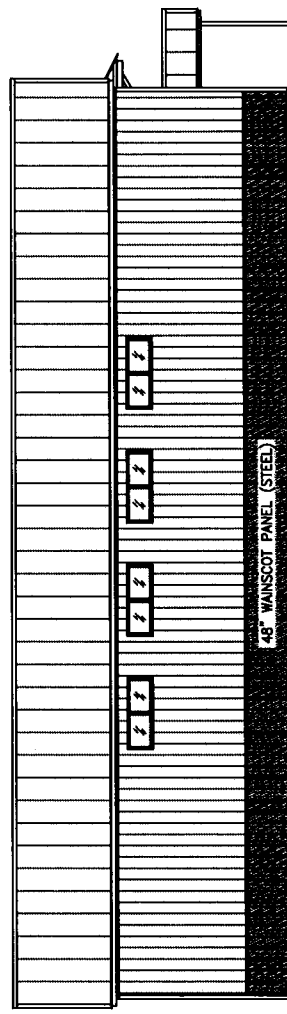




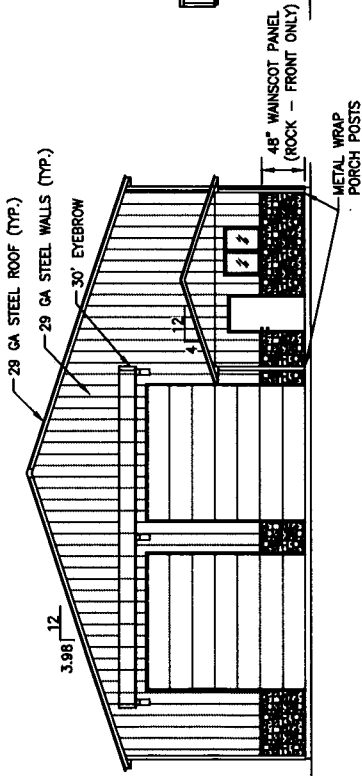
ENGINEER STAMP



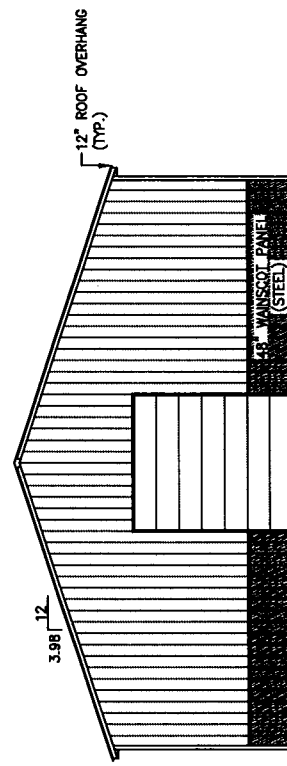
SIDE ELEVATION - EAST



SIDE ELEVATION - WEST



GABLE END ELEVATION - SOUTH



GABLE END ELEVATION - NORTH