

HOOPER CITY
PLANNING COMMISSION AGENDA
OCTOBER 8, 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 at 6:00 pm and their regularly scheduled meeting on Thursday, October 8, 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
2. Discussion: HCC Title 6; Chapter 5: Pressurized Irrigation
3. Discussion: Conditional Use: Oversized Structures

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 August 13, 2026
 - b. Motion – Approval of minutes dated August 27, 2026
4. Action Items
 - a. Conditional Use Permit Request for Rusty Eskelson for an oversized structure located at 5380 S 7500 W. The request is for 6,000 square feet with a height of 25 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. Further Discussion: HCC Title 6; Chapter 5: Pressurized Irrigation
6. Further Discussion: Conditional Use: Oversized Structures
7. 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.*)
8. 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

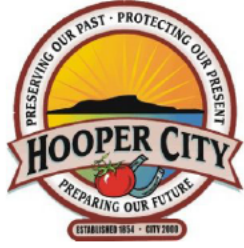
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 5th day of October 2026 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

****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, AUGUST 13, 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 August 13, 2026, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Jase McCormick
Bryce Widdison
Travis Bates
Tucker Weight
Blake Cevering

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Jamee Johnston – Deputy City Recorder
Nic Mills – City Attorney

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed, including proposed modifications to code sections regarding family and group homes, the conditional use permit for an oversized structure, and the rezone requests for Bridger Smith, Tana Gooch, and Terra Strada LLC.

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 Itemsa. Motion – Approval of Minutes dated July 9, 2026

With no corrections.

COMMISSIONER BATES MOTIONED TO APPROVE THE MINUTES DATED JULY 9, 2026, WITH NO CORRECTIONS. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

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

Nic Mills, the City Attorney, announced that Action Items 4c, 4d, and 4e were not appropriately noticed that those items would be tabled with no action. Nic stated that those that came for those items could still provide comments during the citizen comment portion.

4. Action Itemsa. Motion to recommend the approval of modifications to 10-1A.1, 10-2B-6 and amending the zoning matrix.

Planning Commissioners clarified the definition of a family, including group homes, and discussed the recommendation to approve the modification.

COMMISSIONER WEIGHT MOTIONED TO RECOMMEND THE APPROVAL OF MODIFICATIONS TO SECTIONS 10-1A-1 AND 10-2B-6 AND AMENDING THE ZONING MATRIX.

COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:**VOTE:**

MCCORMICK	AYE
WIDDISON	AYE
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
MOTION APPROVED.	

- b. Motion: Conditional Use Permit request for William East for an oversized structure located at 6252 W 5700 S. The request is for 3,720 square feet with a height of 24 feet.

Morghan Yeoman, the city recorder, presented on the conditional use permit request for William East with the application and shop drawings up for display.

William East, the applicant, spoke on the shop plans and that he is using it for storage.

COMMISSIONER WEIGHT MOTIONED TO ENTER A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT REQUEST FOR WILLIAM EAST FOR AN OVERSIZED STRUCTURE LOCATED AT 6252 W 5700 S. THE REQUEST IS FOR 3,720 SQUARE FEET WITH A HEIGHT OF 24 FEET. COMMISSIONER BATES SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
MCCORMICK	AYE
WIDDISON	AYE
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
MOTION APPROVED.	

Public Comment:

Trevor Christensen- Hooper Resident

Trevor requested clarification on dimensions and setbacks. Morghan Yeoman clarified the setbacks.

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
WIDDISON	AYE
BATES	AYE
WEIGHT	AYE
CEVERING	AYE

MOTION APPROVED.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR WILLIAM EAST FOR AN OVERSIZED STRUCTURE LOCATED AT 6252 W 5700 S. THE REQUEST FOR 3,720 SQUARE FEET WITH A HEIGHT OF 24 FEET. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

- c. Rezone request for Bridger Smith located at 5271 W 4600 S.
Tabled due to insufficient noticing. No public hearing opened and no action taken.
- d. Discussion/Motion: Request of amendment to the Hooper City Code 10-4A-31. The request is to change the elevation line from Smith Knowles Attorneys.
Tabled due to insufficient noticing. No public hearing opened and no action taken.

- e. Rezone request and general plan amendment at approximately 4700 W and 5900 S for Terra Strada LLC. The proposed request is from R1 zone to C2, PUD, R2, and R3 zone.

Tabled due to insufficient noticing. No public hearing opened and no action taken.

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.)

Wilfred DeHart – Hooper Resident

Wilfred inquired about the R2 rezone for Tana Gooch and wanted clarification if it involved high density housing or apartments.

Amy Christofferson – Hooper Resident

Expressed strong opposition to any general plan amendment allowing multifamily high-density housing. Amy strongly opposed any development by Stuart Adams or associated entities and CRA's.

Amber Kelso – Hooper Resident

Amber read off a statement from Stacy Judkins opposing giving up open land to high-density housing and commercial growth, Stacy urged careful consideration.

Amanda Prince – Hooper Resident

Amanda noted community input during the general plan update showing majority opposition to townhomes and high-density housing, suggested high-density portion be limited to senior living community. Amanda opposed CRA financing.

Bridger Smith – Hooper Resident

Bridger clarified his rezone request and stated that he is seeking to create a half-acre parcel for the existing home on the 13-acre property with remaining land to stay in agriculture. Bridger stated no plans for further development of the field.

Brian Murrah – Hooper Resident

Brian spoke in strong support of the Smith's/Terra Strada development. Brian noted the need for commercial base and tax revenue given city budget and infrastructure needs. Brian also noted the highway coming will bring traffic and supported smart growth.

Bruce Taylor – Hooper Resident

Bruce opposed Terra Strada project regarding lift station costs. Bruce stated Stuart Adams has refused for over a year to contribute to the lift station. Bruce made statements from previous meetings. Bruce argued all risks should be on Terra Strada not the city.

Tracy Warwood – Hooper Resident

Tracy stated she is not against growth but requested full transparency on what the development would look like.

Nathan Denny – Hooper Resident

Nathan spoke on the high-density, and how it benefited him and his family in previous years. Nathan suggested potential positive community impacts from providing opportunities for young families.

Commissioner McCormick thanked citizens for emails and attendance, noting the value of respectful disagreement in reaching better decisions for the city.

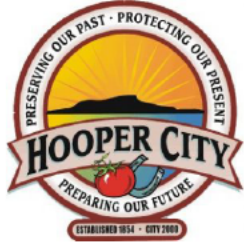
6. Adjournment

**AT APPROXIMATELY 7:35 PM, COMMISSIONER WIDDISON
MOTIONED TO ADJOURN THE MEETING. COMMISSIONER
WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COMMISSIONER:</u>	<u>VOTE:</u>
MCCORMICK	AYE
WIDDISON	AYE
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
MOTION PASSED.	

Date Approved: _____

Jamee Johnston, Deputy City Recorder



HOOPER CITY
PLANNING COMMISSION SPECIAL MEETING MINUTES
THURSDAY, AUGUST 27, 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 August 13, 2026, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Travis Bates
Tucker Weight
Blake Cevering
Nathan Denny- Alternate

COMMISSION MEMBERS EXCUSED:

Bryce Widdison
Jase McCormick

CITY STAFF & CITY COUNCIL PRESENT:

Morghan Yeoman – City Recorder
Malcolm Jenkins – City Planner
Nic Mills – City Attorney

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed, the rezone requests for Bridger Smith, Tana Gooch, and Terra Strada LLC.

7:00PM REGULAR MEETING

1. Meeting Called to Order

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

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Denny offered reverence.

3. Consent Items

4. Action Items

- a. Rezone Request for Bridger Smith located at 5271 W 4600 S. The rezone request is to create a half-acre lot with a previously existing home on it. The purpose is to separate the home from the agriculture land.

Malcolm gave presentation on what Bridger Smith is requesting and explained that they will need a subdivision process after this process.

COMMISSIONER WEIGHT MOTIONED TO ENTER A PUBLIC HEARING FOR A REZONE REQUEST TO CREATE A HALF-ACRE LOT WITH A PREVIOUSLY EXISTING HOME ON IT. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

MOTION APPROVED.

Public Comment:

Amy Christopherson – Hooper Resident

Amy strongly disagrees with this rezone request and gave her reasons why she would recommend denial. Amy stated that there are no legal documents from the property owner.

COMMISSIONER DENNY 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>
BATES	AYE
WEIGHT	AYE

CEVERING **AYE**
DENNY **AYE**
MOTION APPROVED.

The Commission discussed concerns that the applicant is not the recorded landowner and that written consent from the landowner was needed. Commission also discussed surrounding lot sizes and the land use map.

COMMISSIONER WEIGHT MOTIONED TO TABLE THE REZONE REQUEST FOR BRIDGER SMITH LOCATED AT 5271 W 4600 S WITH CONDITIONS REGARDING LANDOWNER CONSENT OR OWNERSHIP DOCUMENTATION AND .75 ZONING JUST FOR THE LOT WITH LEGAL DISCRPTION. COMMISSIONER DENNY SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

MOTION TABLED.

- b. Rezone Request for Tana Gooch located at 3051 S 5100 W. The rezone request is to go from R1 to R2 at parcel 15-525-0004 and 15-252-0003.

Tana Gooch, the applicant, spoke on what she is hoping for. Tana spoke on the timeline of the original request in February 2020. Tana stated she is looking to get the rezoning but not looking to subdivide it and wants to prepare for the future.

COMMISSIONER DENNY MOTIONED TO ENTER A PUBLIC HEARING FOR THE REZONE REQUEST FOR TANA GOOCH LOCATED AT 3051 S 5100 W. A REQUEST TO GO FROM R1 TO R2 AT PARCEL 15-525-0004 AND 15-252-0003. COMMISSIONER WEIGHT SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
-----------------------------	---------------------

BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

MOTION APPROVED.

Public Comment:

Amanda Prince- Hooper Resident

Amanda questioned why there was not an application to amend the general plan like the Item c. Nic Mills, the city attorney, explained why she didn't need to apply to amend the general plan at this time.

**COMMISSIONER DENNY 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>
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

MOTION APPROVED.

Planning Commissioners discussed any benefit to the City from the density increase, sewer capacity, impact study, and the general plan.

**COMMISSIONER WEIGHT MOTIONED TO DENY
THE REZONE REQUEST FOR TANA GOOCH
LOCATED AT 3051 S 5100 W UNTIL THE GENERAL
PLAN IS UPDATED. COMMISSIONER DENNY
SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COMMISSIONER:</u>	<u>VOTE:</u>
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

MOTION DENIED.

- c. Rezone request and general plan amendment at approximately 4700 W 5500 S for Terra Strada LLC. The proposed request is from R1 zone to C2, PUD, R2, and R3 zone.

Malcolm Jenkins, the city planner, provided an overview of the multi-parcel request for commercial development with residential to the rear. Malcolm presented on the screen the map. Planning Commission discussed the rezone request and general plan amendment.

COMMISSIONER WEIGHT MOTIONED TO ENTER A PUBLIC HEARING FOR THE REZONE REQUEST AND GENERAL PLAN AMENDMENT AT APPROXIMATELY 4700 W AND 5500 S FOR TERRA STRADA LLC. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:

VOTE:

BATES

AYE

WEIGHT

AYE

CEVERING

AYE

DENNY

AYE

MOTION APPROVED.

Public Comment:

Amanda Prince- Hooper Resident

Amanda expressed her thoughts about the housing component. Amanda supports a single family or senior living and asked planning commission to remember what the Hooper residents are expressing. Amanda also expressed that she does not love the idea of CRA's and PID.

Tracy Woodward – Hooper Resident

Tracy pointed out that the southern west corner of the development is showing multi-tenant apartments. Malcolm Jenkins, the city planner, explained that the multi-tenant could possibly be the commercial zone or townhouses.

Andrew Hendricks – Hooper Resident

Andrew expressed that he moved to Hooper to be away from the city, main streets, and drug related issues. Andrew stated that he does not want high rise buildings.

Holly Johnson- Hooper Resident

Holly expressed that she also moved out of the city to have horse property and feels that the home values will decrease when this is built.

Amy Christofferson- Hooper Resident

Amy expressed her concerns about the development. Amy would like to see Hooper do its best on expanding. Amy talked about the strains of the roads and infrastructure in the city and would like the planning commission to deny the development.

Suzanne Stirland- Hooper Resident

Suzanne is against the PID and high-density and talked on the sewer and the issues that have been happening throughout the city and does not want it to happen to her.

Tony Zuech- Hooper Resident

Tony explained that the first application was denied due to the size of the development and now they came with a different plan, we are open to it.

**COMMISSIONER DENNY 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>
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

MOTION APPROVED.

Troy, the applicant, addressed concerns that were expressed during public comments on high-density, and multi-tenant description.

Planning Commissioners had a extensive discussion regarding amending the general plan, city benefit, preferred zoning, density, commercial prioritization and phasing restrictions, green space, and funding.

**COMMISSIONER DENNY MOTIONED TO APPROVE
THE REZONE REQUEST AND GENERAL PLAN
AMENDMENT AT APPROXIMATELY 4700 W AND
5500 S FOR TERRA STRADA LLC USING CURRENT
ZONING AREAS WITH THE CONDITION OF
ELIMINATING THE MIXED-USE ZONE AND
MAKING IT TO COMMERCIAL AS WELL AS THE
ZONING FOR THE PUD AND THE MHDR HAVE OUR
CONCIDERATIONS DURING DISCUSSION.**

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

<u>COMMISSIONER:</u>	<u>VOTE:</u>
BATES	AYE
WEIGHT	AYE
CEVERING	NAY
DENNY	AYE

MOTION APPROVED.

- d. Recommendation of Master Development Agreement for the Hooper Crossing Commercial Center.

**COMMISSIONER WEIGHT MOTIONED TO ENTER
A PUBLIC HEARING FOR THE MASTER
DEVELOPMENT AGREEMENT FOR THE HOOPER
CROSSING COMMERCIAL CENTER.
COMMISSIONER DENNY SECONDED THE MOTION.
VOTING AS FOLLOWS:**

<u>COMMISSIONER:</u>	<u>VOTE:</u>
BATES	AYE
WEIGHT	AYE
CEVERING	AYE
DENNY	AYE

MOTION APPROVED.

Public Comment:

Amanda Prince – Hooper Resident

Amanda asked to separate the two requests and asked for planning commission to not make the city be apart of a CRA and PID. Amanda appreciates the transparency from planning commission.

Andrew Hendricks – Hooper Resident

Andrew disagrees with the development.

Suzanne Stirland – Hooper Resident

Suzanne would like them to consider patio homes and feels like the patio homes are more rural.

Amy Christofferson – Hooper Resident

Amy had a hard time with the motion that was made last action item and feels disappointed.

Larry Ropelato – Hooper Resident

Larry appreciates the planning commission passing the rezone with conditions.

Tony Zeuch – Hooper Resident

Tony questioned how affordable housing consists of a cottage style home for \$450k.

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

COMMISSIONER:

VOTE:

BATES

AYE

WEIGHT

AYE

CEVERING

AYE

DENNY

AYE

MOTION APPROVED.

Planning Commissioners discussed what their recommendations were.

See below for the following recommendations given:

Residential

Flex use denial, instead do commercial use

C2 use area on west side, would like to see a buffer between the existing housing and commercial.

Recommend Joint Work Session

Residential; R3 North and west

PUD in the middle

Frontage 100 ft

Owner Occupancy, no rentals

Would like to see no townhomes, apartments, or complexes.

Would like to see a mockup of the residential plans

Buffer between homes with landscaping

Commercial Use

Noise and Time consideration

Outdoor display plan (Landscaping)

Parking Lot Sales

Signage

Would like benchmarks set for the city to follow with the developer

Use our inspector and not a third-party inspector (PG 19)

C2 allowed uses, we do not want- Self-Storage, bars, Auto Storage, Commercial vehicle equipment, Hotel, Off street parking, Antenna structure.

COMMISSIONER WEIGHT MOTIONED TO TABLE THE RECOMMENDATION OF MASTER DEVELOPMENT AGREEMENT FOR THE HOOPER CROSSING COMMERCIAL CENTER FOR DEVELOPER TO ADDRESS CONCERNS GIVEN AND MEET WITH CITY COUNCIL AS A JOINT WORK SESSION. COMMISSIONER DENNY SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:

BATES

WEIGHT

CEVERING

DENNY

MOTION TABLED.

VOTE:

AYE

AYE

AYE

AYE

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.)

Dale Fowers– Hooper Resident

Dale read off a letter that he received from a resident regarding land that he owns. Dale questioned why a developer from Saratoga Springs would send a letter stating the general plan is changed. Dale hopes that discussing the general plan they will do in a public meeting and stressed the importance of community involvement in any general plan changes.

6. Adjournment

AT APPROXIMATELY 9:42 PM, COMMISSIONER CEVERING MOTIONED TO ADJOURN THE MEETING. COMMISSIONER DENNY SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:

NATES

VOTE:

AYE

**WEIGHT
CEVERING
DENNY**

**AYE
AYE
AYE**

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

DRAFT

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

30 MAILERS

Fee: \$200.00

Date Submitted 7/23/26

Conditional Use Permit: Oversized Structure

Print Applicant Name: RUSTY ESKELSON

Address: 5580 S. 7500 W

Phone #: [REDACTED]

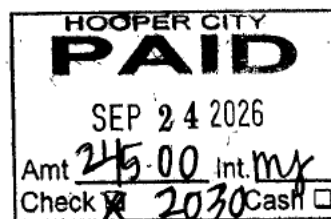
Day Time Phone #: [REDACTED] Email: [REDACTED]

☐ **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: 6000

Height of Structure: 25'



☐ What will the structure be used for? WORKSHOP - AGRICULTURE -

☐ 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: 7-23-26

Planning Commission Chairman

Approval Date: _____

Disapproval Date: _____

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.

LOT CONTINUES BEYOND

1070.52'
N 89°30'00" W

609.29'
S 88°53'52" E

90'-2 1/4"

180'-4 1/4"

100'-2"

179'-5 3/4"

90'-0"

40'-0"

40'-0"

39'-10"

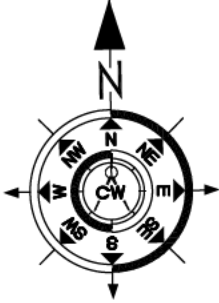
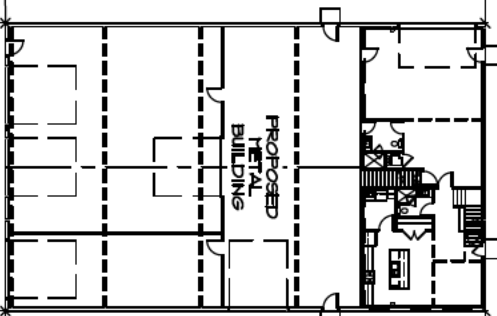
89'-11 1/4"

40'-0"

58'-11"

329.05'
S 00°36'06" W

180.21'
S 00°36'08" W



ESKELSON, RUSTY
METAL BUILDING FITOUT
5420 S. 7500 W.
HOOPER, UTAH

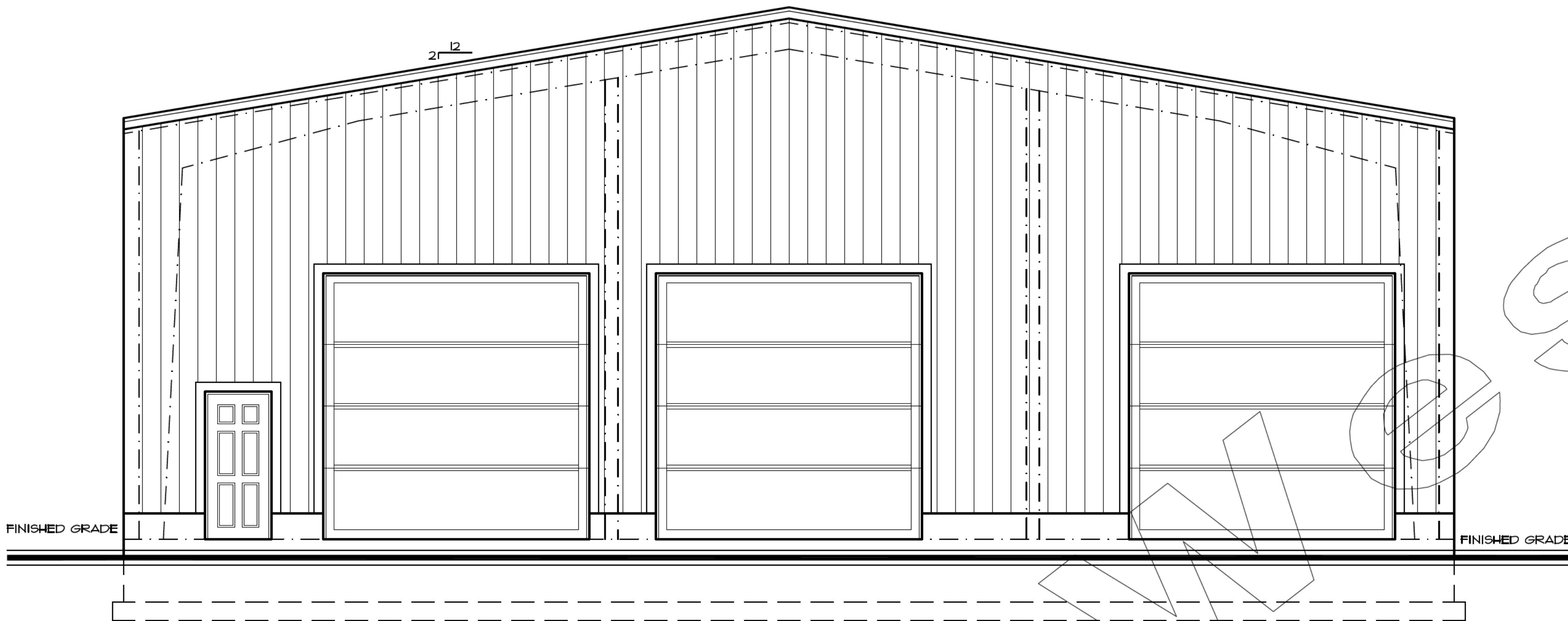
SCALE : 1" = 40'

LOT CONTINUES BEYOND TO 7500 WEST STREET

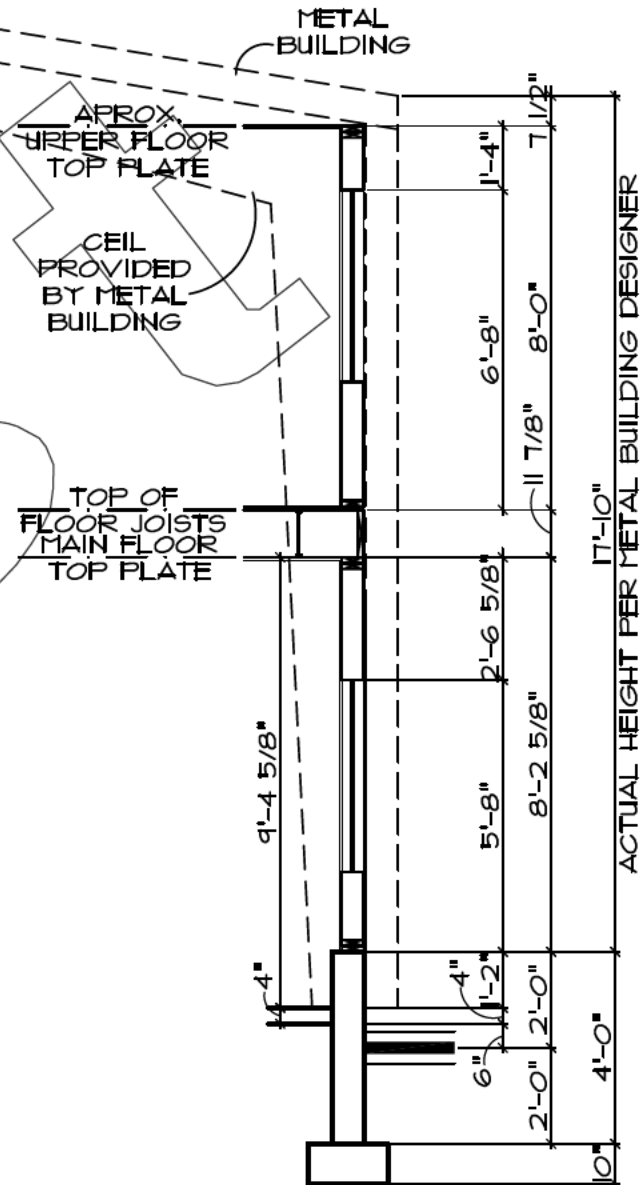
The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

NOTE:
BEAMS ON ELEVATIONS WERE
DESIGNED BEFORE
ENGINEERING AND ARE SHOWN
@ 12" IN SIZE.

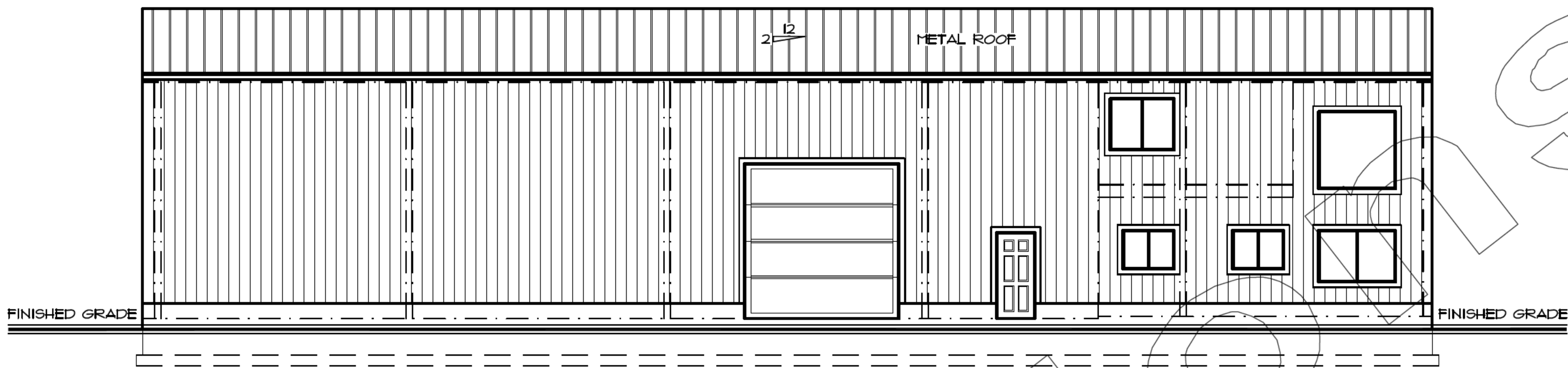
SEE FRAMING PAGES FOR
ENGINEERING CALL OUTS FOR
ACTUAL BEAM SIZES



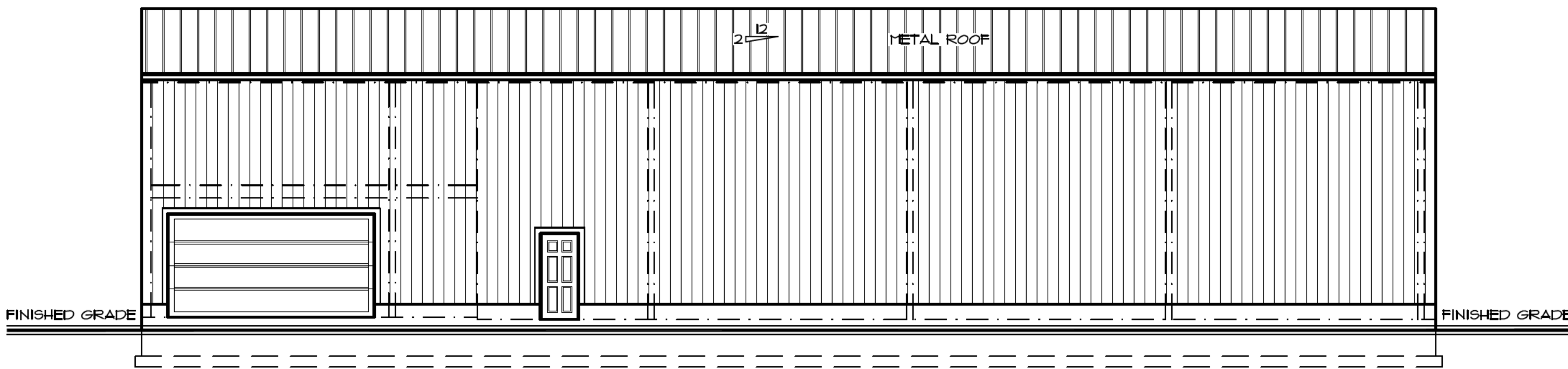
LEFT ELEVATION
SCALE 1/4"



TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS



FRONT ELEVATION
SCALE 1/8"



REAR ELEVATION
SCALE 1/8"

ATTIC VENTILATION NOTES:
The net free ventilation area shall not be less than 1/300th, given that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

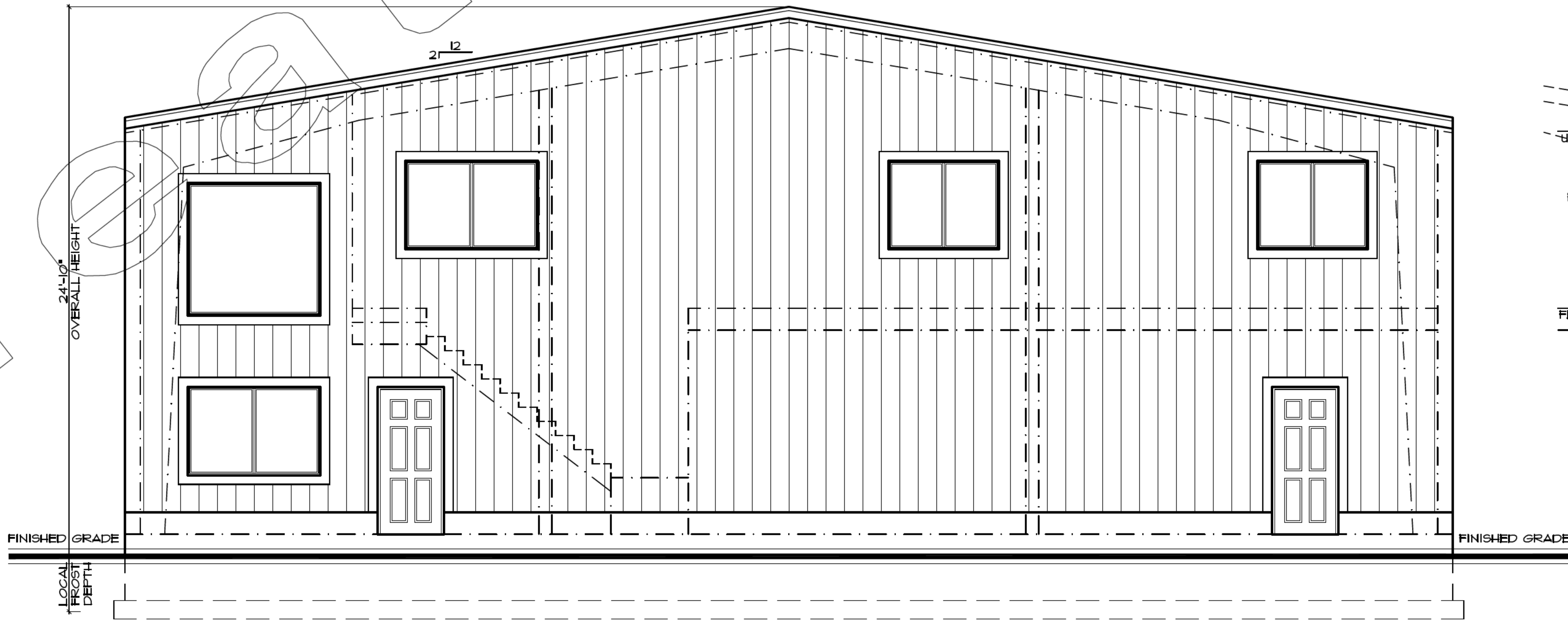
GENERAL NOTES:
Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale.
Manufacturers specifications for installation of any and all materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.
Exterior wall finishes must be listed, labeled, and installed per manufacturer's installation and instruction guide. All installers must be approved by the manufacturer.

EXCAVATION NOTES:
All footings shall bear on natural, undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection.
(Verify local frost depth).
The grade adjacent to all foundation walls shall slope a MINIMUM of 6 inches within the first 10 feet (5%). R4013 Landings, ramps, patios, porches or decks, are required to be level or can have a MAXIMUM slope of 1/4" per foot for drainage away from walls. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

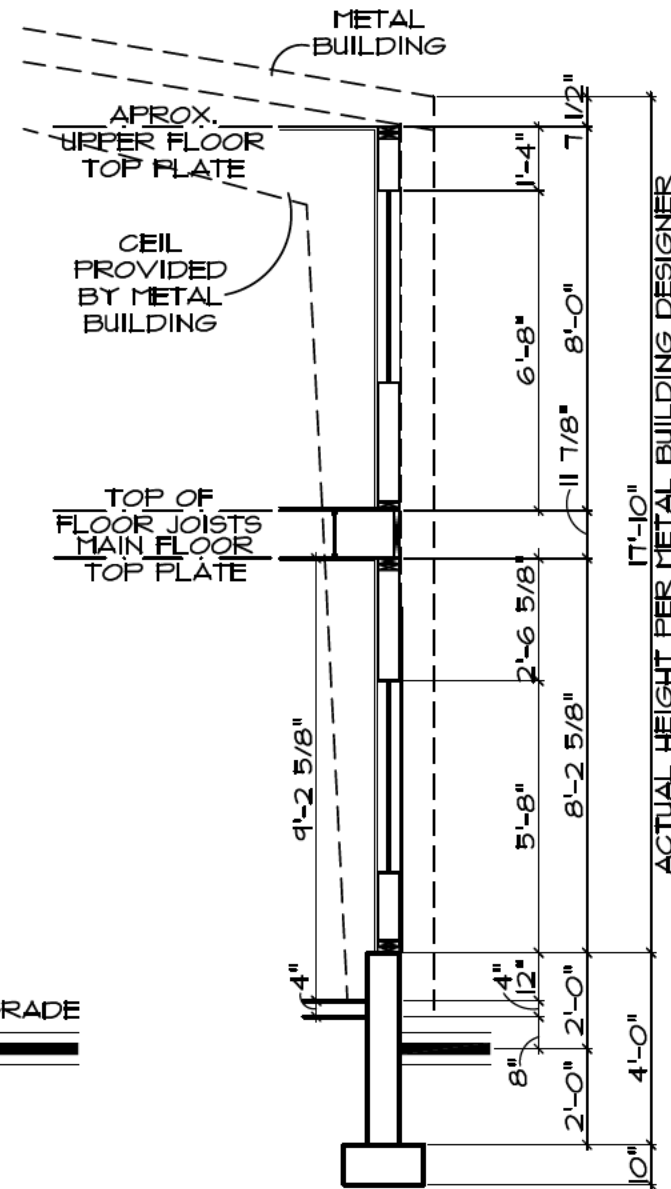
VALIDITY OF PERMIT:
The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits, presuming to give authority to violate or capel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

WINDOWS NOTES:
Bedroom windows to have a finished clear opening height MAXIMUM of 44" from floor.
Windows to have 20" MINIMUM clear width and 24" MINIMUM clear height.
Bedroom windows to be a MINIMUM of 5.7 sq. ft. clear opening for egress.
Windows to be sized at 1/10th of the sq. ft. for glass size lighting requirements and 1/20th of the sq. ft. for ventilation requirements.
Windows within 18" of the floor to be tempered glass.

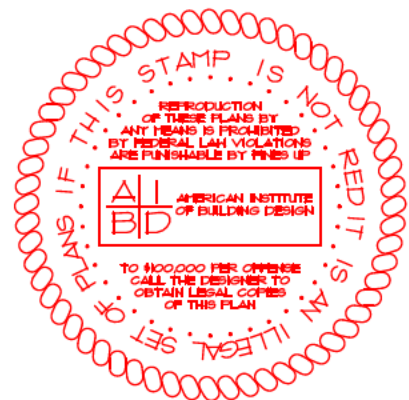


RIGHT ELEVATION
SCALE 1/4"



TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS

NOTE:
PLANS TO FIT WITHIN METAL
STRUCTURE PROVIDED BY
CLIENT SEPARATELY
VERIFY ALL DIMENSIONS ON SITE



PLANNED FOR:
ESKELSON, RUSTY
BUILDING DEPARTMENT
METAL BUILDING FOOT
1424 S. HOOPER, UTAH

Ammon
Idaho 83406
South Jordan
Utah 84091
Suite # 120
Clearfield, Utah 84015
801.525.6700
801.525.6700
plans@creationswest.com

CREATIONS WEST
EVEN THE BEST DREAMS NEED A PLAN
WWW.CREATIONSWEST.COM

DATE:
JUN. 24 26
SHEET:
1

PLAN NUMBER
MB-7555-26UE

CHAPTER 5 PRESSURE IRRIGATION

6-5-1 Purpose

6-5-2 Developers Required To Install Pressure Irrigation System

6-5-3 Hook Up Required In New Subdivisions When Available

6-5-4 Developers Required To Escrow Funds

6-5-5 Required Hook Up For New Builders And New Buyers

6-5-6 Exception

6-5-7 Penalty

6-5-1 Purpose

The purpose of this ordinance is to require developers to install pressure irrigation systems in all new subdivisions and commercial sites within the City of Hooper and to ensure that all new home buyers and those who purchase existing homes in Hooper connect to the secondary pressure irrigation system, if it is available at the time of purchase or construction.

6-5-2 Developers Required To Install Pressure Irrigation System

Developers Required to Install Pressure Irrigation System: Developers of all new subdivisions within the City of Hooper are required to install all necessary improvements to ensure each lot within the subdivision is able to connect to a secondary pressure irrigation system. If a pressure irrigation system is available in the subdivision, the developer must ensure each lot is connected to the system as part of their development agreement with the city. If a pressure irrigation system is not yet available for a subdivision, the developer must install a dry system what will enable each lot to connect to a secondary pressure system as soon as it becomes available in that area.

6-5-3 Hook Up Required In New Subdivisions When Available

Home owners in all subdivisions that are approved by the City after 2000 are required to connect to a secondary pressure irrigation system within thirty (30) days after it becomes available to the subdivision unless exempted by the city administrators for a minor subdivision.

6-5-4 Developers Required To Escrow Funds

Developers Required to Escrow Funds: When a subdivision is built in an area where secondary pressure irrigation is not yet available, developers must escrow funds to cover the cost of water shares, or the actual water shares, and connection fees to a secondary system for each lot in the subdivision with the City or with the applicable water company. These funds will be held in escrow until such time as a secondary pressure system is available in the area and will then be used to pay for the connection and water shares for each lot.

6-5-5 Required Hook Up For New Builders And New Buyers

Any person who builds a new home or buys an existing home is required to connect to a pressure irrigation system upon occupancy, if a system is available to that lot.

6-5-6 Exception

HCC 6-5-5 shall not apply to owners who lawfully use water from a well or canal to irrigate their property.

6-5-7 Penalty

A violation of any part of this ordinance is a Class C Misdemeanor.