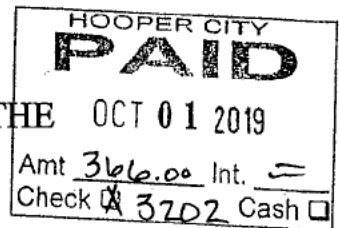


HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE
HOOPER CITY



Date Submitted 09/30/2019

ZONING MAP

Petition No. _____ Parcel No. 080450039

Date Submitted 09/30/2019

Address of Site 5296 W 4600 S

Applicant's Name JANET STODDARD

Phone Number _____ Fax No. _____

Address _____ Email _____

Bruce Anderson

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

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

Present Zoning of Property: _____ Present Use of Property: FARM

Proposed Zoning of Property: R2 Proposed use of Property if Property is Re-zoned (explain in detail) _____

FUTURE SUBDIVISION - START WITH 2 ADJOINING
HADLEY VALLEY

Acreage of Property: 6.06 Reason why Re-zoning is Requested: FUTURE DEVELOPMENT

Will the proposed Re-zoning conform to the City Master Plan? ☒ Yes ☐ No (Explain and attach)

Signature of Applicant Bruce Anderson

Signature of Property Owner Janet Stoddard

I authorize Bruce Anderson to act as my representative in all matters relating to this applications.

James D. Steddard
Signature of Property Owner

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

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

I. **APPLICATION REQUIREMENTS FOR ZONING MAP CHANGE** The property owner shall submit to the City Recorder of the Planning Committee the following:

- A. An **application** formally requesting a zoning change and stating the reasons for the request.
- B. A **property plat** of the area of the requested zone change. Plats are available at the Weber County Recorder's Office.
- C. A **legal description** of the subject property.
- D. A **re-zoning fee** as indicated on the zoning applications.
- ☒ **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides, and back of property lines of proposed property.**
- ☒ **ADDRESSES NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND WRITTEN. The City will supply envelopes.**
- ☒ **Postage stamps for each address.** The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You must show proof that all addresses were obtained. You may get on to the Weber County Website and go to Geo Gizmo. You must have mailing addresses not property addresses. You are responsible to make sure any returned letters are delivered to the property owners before the meeting.

- II. The Planning Committee requires any zoning application to be submitted (1) one month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended the property owner/applicant be present at the meeting.
- III. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days following the recommendations from the Planning Commission to the Council.
- IV. The City Council, following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
- V. The Re-zoning becomes effective 15 days after publication of the ordinance.

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

Date: _____ Decision of Commission: _____

City Council sets public hearing:

Date: _____ Decision of Council: _____

Forms: Zoning Map: 01202016W

SECTION 7, T5N, R2W, S.L.B. & M.

IN HOOPER CITY

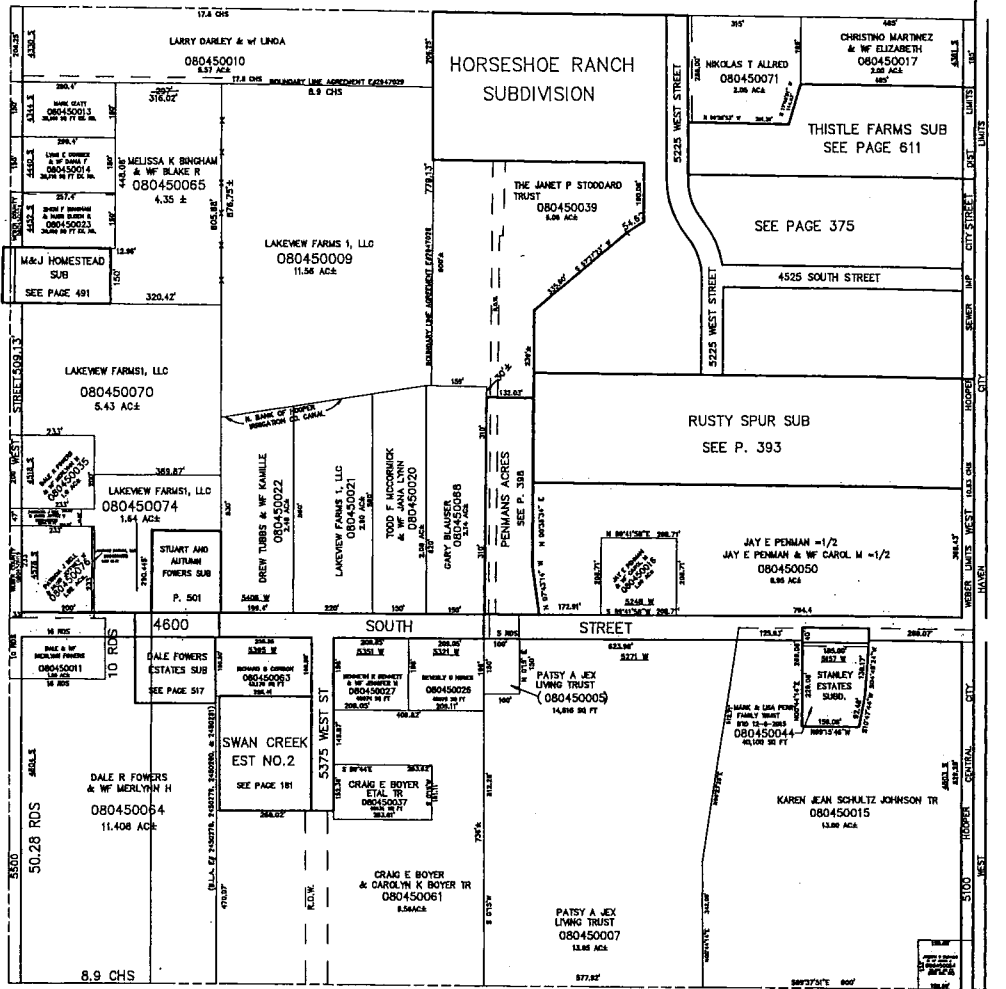
SCALE 1"=200'

TAXING UNIT: 378

SEE PAGE 43

SEE PAGE 46

SEE PAGE 48



** For Tax Purposes Only **

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT SOUTH 0D44'14" WEST 391.08 FEET ALONG SECTION (AS MONUMENTED) WEST 1314.34 FEET AND NORTH 89D19'19" WEST 208.12 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT BEING SOUTH 01D03'06" WEST 407.06 FEET FROM THE NORTHWEST CORNER OF HORSESHOE SUBDIVISION, AND RUNNING THENCE SOUTH 89D19'19" EAST 578.12 FEET, THENCE SOUTH 0D41'45" WEST 160.06 FEET, MORE OR LESS, TO THE CENTERLINE OF HOOPER CANAL AS EXIST, THENCE SOUTH 57D37'23" WEST 54.62 FEET, SOUTH 51D14'24" WEST 335.60 FEET, THENCE SOUTH 240 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PENMANS ACRES SUBDIVISION, THENCE NORTH 89D04'50" WEST 132.03 FEET TO THE NORTHWEST CORNER OF SAID PENMANS SUBDIVISION, THENCE NORTH 30 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 600 FEET AND EAST 159 FEET FROM THE POINT OF BEGINNING, THENCE WEST 159 FEET AND NORTH 600 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOGETHER WITH A PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS DESCRIBED AS FOLLOWS; BEGINNING AT A POINT SOUTH 0D44'14" WEST 391.08 FEET ALONG SECTION LINE (AS MONUMENTED) AND WEST 1314.34 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 89D19'19" WEST 34.10 FEET, MORE OR LESS, TO THE WEST SIDE OF A GRAVEL ROAD, THENCE SOUTH 0D54'04" WEST 1273.32 FEET, MORE OR LESS, TO THE NORTH SIDE OF 4600 SOUTH STREET, THENCE EAST 20 FEET ALONG SAID NORTH SIDE OF 4600 SOUTH TO THE EAST SIDE OF SAID GRAVEL ROAD, THENCE NORTH 0D54'04" EAST 1073.38 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 02D04'29" WEST 200 FEET AND NORTH 89D19'19" WEST 10.00 FEET OF THE POINT OF BEGINNING, THENCE SOUTH 89D19'19" EAST 10.00 FEET, THENCE NORTH 02D04'29" EAST 200.00 FEET TO THE POINT OF BEGINNING.

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Wildwood phase 8 Zone _____ Date Submitted 5-8-2019

Address of Subdivision _____ Hooper City, UT No. of Units or Lots 43

Owner Name Trent Coombs Address _____ Ph 801-985-1991

Fax # _____ Email Address _____

Subdivider's Name Trent Coombs Address _____ Ph _____

Fax # _____ Email Address _____

Name of Intended Escrow Holder _____ Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

Surveyor's Name Focus Engineering Address 32 W Center Midvale UT Ph 801-352-0075

Engineer's Name Focus Engineering Address 32 W Center Midvale UT Ph 801-352-0075

Secondary Water Available? yes Contact Ray Water Conservancy Ph 801-825-9744

Secondary Water System in Place? yes Type Ray water Ph 801-825-9744

Culinary Water Available? yes Type Hooper water Ph 801-985-1991

Sewer Connection Available? yes Contact Hooper City Type _____

Septic System Appears Feasible? yes Contact _____ Type _____

Is Property in a Flood Hazard Area? No Flood Zone _____ Lowest Elevation _____

Access Road Above 4215' Elevation? _____ Source _____

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

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

wildwood estates phase 6 in 2010

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

Date 05/07/2019

Signature Trent Coombs

Office Use Only

Subdivision Preliminary Fee: _____

Preliminary Approval Date: _____

Subdivision Final Fee: _____

Final Approval Date: _____

Number of Copies: _____ Envelopes: _____



ENGINEERS • SURVEYORS • PLANNERS

J-U-B ENGINEERS, INC.
Engineers • Surveyors • Planners

466 North 900 West
Kaysville, Utah 84037
801/547-0393
Fax: 801/547-0397

Memo

To: Mike Fisher, Hooper City Community Development
From: Tracy Allen, P.E. *TA*
CC: Trent Coombs, Mayor Green, Jared Hancock
Date: October 10, 2019
Re: Wildwood Circle Subdivision - J-U-B Project No. 5519007-011

The City staff has completed its second review of the Wildwood Circle Subdivision. The purpose of this subdivision is to create a three-lot subdivision with a large remainder parcel on 7.9 acres in the City's R4 residential zone. A previous plat for the existing Wildwood Subdivision is being amended in the process. The subdivision is located at approximately 4500 West and 5950 South.

The plat was reviewed previously. This new review includes the plat and improvement plans. Comments from the first review are included below. Comments from this second review are shown in **bold text**.

1. The City standard for cul-de-sac radius was updated last year. The current requirement for the radius of a cul-de-sac (center of bulb to property line) is 58 feet. **This comment is not applicable. The cul-de-sac is existing and does not require any changes. OK**
2. The minimum frontage in the City's R4 zone is 85 feet. This can be measured along the arc at the front property setback line. Under the current configuration, Lot 102 does not meet the minimum frontage requirement. The setback cannot be increased in order to meet this requirement. **This has been corrected. OK**
3. The City only requires a public utility easement along the street frontage. **The plat has been updated. OK**
4. A signature block is not required for the Hooper City Council. **The plat has been updated. OK**

New Plat Comments:

5. **The plat boundary and lots all close to acceptable tolerances. OK**

6. The Owners Dedication needs to be updated to reflect this new plat instead of the previous plat which refers to Parcels A, B and C.

General Comments and Improvement Plans

1. It will be necessary for the City to receive documentation from the developer which authorizes to modification to all or part of the wetlands previously established by the Corps of Engineers as Parcel C and deemed undevelopable at that time.
2. If jurisdictional wetlands are still to be maintained on the new Parcel A, will the wetlands be separated from the new lots by a fence, and will there be a grade separation between the wetlands and the new lots?
3. On Note 3 of C1, please note that Hooper Water Improvement District and Roy Water Conservancy District standards and specifications also apply.
4. Add a note to Sheet C1 indicating that no construction shall proceed until the contractor has coordinated the work with the Hooper City Public Works Director.
5. On Sheet C3, please label the culinary water service to Lot 102.
6. It is anticipated that asphalt repair will be required in most, if not all, of the entire bulb of the cul-de-sac. Please coordinate with Public Works.
7. The following "will serve" letters have been received:

Hooper Water Improvement District
Roy Water Conservancy District
Rocky Mountain Power
Dominion Energy

Note: We are assuming that the existing fire hydrant which serves the cul-de-sac, including Lot 101, will be sufficient for Lots 102 and 103 as well.

Please respond to the comments above. Coordinate all responses with the Mike Fisher of the City staff.

The diagram illustrates the layout of a wastewater treatment plant. Key components include:

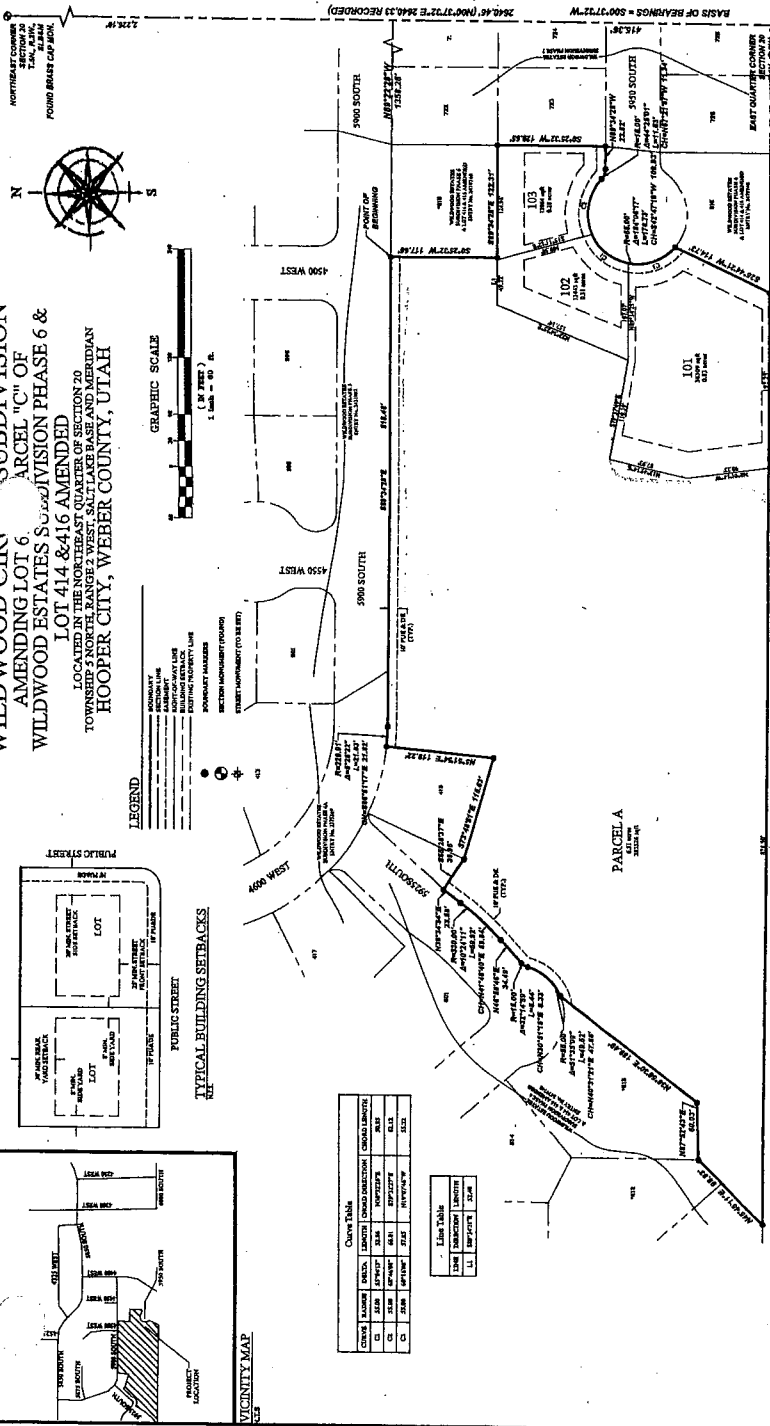
- LIFT STATION**: Located at the top left.
- AERATION TANK**: A large central tank with a capacity of 1,000,000 GALLONS.
- CLARIFIER**: Located below the aeration tank, with a capacity of 1,000,000 GALLONS.
- SOLIDS STORAGE**: A small rectangular area adjacent to the clarifier.
- WASTEWATER TREATMENT PLANT**: Indicated by a hatched area on the right side of the diagram.
- Flow Direction**: Arrows show the path of wastewater from the lift station through the aeration tank, clarifier, and solids storage, eventually leading to the treatment plant.

[illegible][illegible][illegible]

TRENT & ANNICA
COOMBS
4497 WEST 5950 SOUTH
HOOPER, UTAH 84315

ENTRY NO. _____ FILED FOR
FEE PAID _____
RECORD AND RECORD
_____ AT _____
_____ IN BOOK _____ OF _____

111 EAST ARLINGDALE DR.
FOCUS.
 ENGINEERING AND SURVEYING, LLC
 COUNTY RECORDER
 BY: _____

[illegible]

RECEIVED
SEP 26 2019
By _____

HOOPER CITY ATTORNEY

APPROVED AS TO FORM BY THE HOOPER CITY ATTORNEY

SIGNED THIS _____ DAY OF _____ A.D. 20____

THINWIRE

HOOPER CITY MAYOR _____
PRESENTED TO THE HOOPER CITY MAYOR THIS _____ DAY
OF _____ A.D. 20____, AT WHICH TIME THIS SUBDIVISION
WAS APPROVED AND ACCEPTED _____
HOOPER CITY MAYOR _____
HOOPER CITY RECORDER _____

HOOPER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

SIGNED THIS _____ DAY OF _____ A.D. 38 _____

HOOPER CITY ENGINEER _____

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name HADLEY VALLEY Zone R2 Date Submitted 10-9-18

Address of Subdivision 5500 W 4600 S Hooper City, UT No. of Units or Lots 24
LAKEVIEW FARMS I LLC

Owner Name [REDACTED] Address [REDACTED] Ph [REDACTED]

Fax # [REDACTED] Email Address [REDACTED]

Subdivider's Name ALLAN KAZIAN Address 5419 S 3275 W Ph [REDACTED]
ROX 84667

Fax # [REDACTED] Email Address [REDACTED]

Name of Intended Escrow Holder _____ Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

Surveyor's Name REEVE Address 5160 S 1500 W Ph 801-621-3100
RIVER DALE UT 84405

Engineer's Name REEVE Address _____ Ph _____

Secondary Water Available? YES Contact MEICHELLE Ph 801-985-8429

Secondary Water System in Place? _____ Type PRESSURIZED Ph _____

Culinary Water Available? YES Type _____ Ph _____

Sewer Connection Available? YES Contact SHARNA Type SEWER

Septic System Appears Feasible? NA Contact _____ Type _____

Is Property in a Flood Hazard Area? X Flood Zone X Lowest Elevation _____

Access Road Above 4215' Elevation? _____ Source _____

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

HOOPER TRIBUTARY WATER IMPROVEMENT DISTRICT HAS
A PIPE RUNNING THROUGH IT

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

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

Date

Signature

Office Use Only

Subdivision Preliminary Fee: _____

Preliminary Approval Date: _____

Subdivision Final Fee: _____

Final Approval Date: _____

Number of Copies: _____ Envelopes: _____



J-U-B ENGINEERS, INC.
Engineers • Surveyors • Planners
466 North 900 West
Kaysville, Utah 84037
801/547-0393
Fax: 801/547-0397

Memo

To: Mike Fisher, Hooper City Community Development
From: Tracy Allen, P.E. 
CC: Allan Karras, Mayor Green, Jared Hancock
Date: September 5, 2019
Re: Hadley Valley Subdivision Preliminary Plat - J-U-B Project No. 5518007-014

The City staff has completed its fourth Preliminary Plat review for the Hadley Valley Subdivision. The purpose of this subdivision is to create twenty-six (26) single family residential building lots on 19.1 acres in the City's R2 zone. The subdivision is located at approximately 4500 South and 5400 West. Comments from our first review are included below. Comments from the second review are shown in **bold text**. Comments from the third review are shown in **red text**. **Comments from this fourth review are shown in green text.**

Note: This submittal consisted of a revised plat, a Preliminary Plan, a Hooper Water Connection Exhibit, a Hooper Irrigation Settlement Agreement Exhibit, and Irrigation Crossing Details. The City staff had previously commented on a full set of improvement plans which were not updated and submitted at this time. Many of the staff's previous comments were already adequately addressed and are not being reconsidered in this review. We assume that they have not changed and will be resubmitted for Final Plat approval, unless noted herein. The other exhibits for irrigation and culinary water must be addressed by those entities.

General Notes

1. The Preliminary Plan (plat) provided in October refers to the subdivision as "Hadley Valley Subdivision." The recently submitted improvement plans refer to the subdivision as "Hadley Valley Subdivision Phase 1." If the intent is to have a Phase 2 in the future, and the property associated with that phase is clearly a part of the overall development at this time, that phase must be presented during the Preliminary Plat process. Otherwise, a future "phase" will be required to have a different name to prevent confusion. **OK**

2. City-standard street lights are required at all intersections, end of cul-de-sacs, and at a maximum spacing of 600 feet along roadways. It appears as though seven (7) street lights are required. **OK**
3. Street names will be as follows: **OK**

Northeast cul-de-sac – 4375 South
Northwest stub street – 4450 South
Southeast stub street – 4475 South
Main N-S Street – 5400 West
Main E-W Street – 4550 South

4. Recent negative experience with irrigation and drain ditches and historical surface water and storm water flow patterns has prompted the need for significantly more investigation and explanation by developers before additional approvals can be recommended by City staff. This would apply to ditches being proposed to be abandoned or piped, swales or ponded areas, and adjacent ditches or swales that may impact the development. The City staff will require that there is clear understanding of the ownership, current use, and future of these facilities and that a written explanation be provided for the City's subdivision files. **This issue is still being clarified by the developer at the time of this review. There is nothing new with this review from the developer on this item.**

It is our understanding that a boundary line agreement was created and signed which places the Wilson irrigation ditch along the north boundary of this subdivision onto the property owned by the Darleys. According to City ordinances, this does not eliminate the developer's responsibility to contact Wilson Irrigation Company and provide the City with written documentation that this subdivision does not negatively impact the existing ditch.

10.4A-13(E) Drainage Ways and Irrigation Ditches

Where required by the City Planning Department or City Council, existing drainage ditches abutting or adjacent to subdivisions or development, or impacted by new development, shall be piped in accordance with development standards and specifications. Otherwise, existing natural drainage and irrigation ditches or rights-of-ways shall be maintained. Notification and approval from irrigation companies for development may be required in certain circumstances as determined by the City if the development impacts irrigation works or access.

This documentation will be required for Final Plat approval.

5. The City Staff will be asking the Planning Commission for input regarding land use separation fencing during their preliminary plat review discussion. **To be discussed. Still to come before the Planning Commission for discussion.**
6. "Will Serve" letters have been received from the Hooper Water Improvement District, the Weber Fire District, Hooper Irrigation Company, Rocky Mountain Power and Comcast. The Weber Fire letter requires a written response. Hooper Irrigation Company has indicated that their pipeline easement is to be fenced through at least five (5) lots. Final approval letters from Hooper Water, Hooper Irrigation and the Weber Fire District will be required for Final Plat approval. **Final approval letters to follow. Still to come during the Final Plat phase.**

It is the City staff's understanding that Hooper Irrigation Company will be sending an update to their initial "will serve" letter which addresses the submitted Settlement Agreement Exhibit. This must be submitted before Final Plat approval. It is also necessary for Hooper Water to address the Connection Exhibit in a final approval letter. A copy of signed easements for the waterline must also be submitted.

7. The staff strongly recommends that potholing of exiting utilities occur during the design phase of subdivisions in an attempt to eliminate or at least reduce construction conflicts. Conflicts during construction will require the engineer of record to provide the staff with a proposed plan change for the staff to review. Construction delays may result from this process.
Comment noted by the developer. OK

Preliminary Plat

1. The overall plat boundary closes and the lots have adequate frontage and size for the R2 zoning. The boundary description also matches the plat. **OK**
2. Lots 5, 6, 7, 13 and 16 do not close. Please clarify. **Lots 13 and 16 still do not close to within acceptable tolreances. The Curve Table no longer includes curves C7 to C11. Please clarify. All of the lots in the subdivision now close.**
3. Lots 1 and 26 will be restricted with no access onto 5500 West. Please identify this restriction on the lot numbers and as a note on the Plat. **OK**
4. Hooper Irrigation Company claims an easement for the buried pipeline through this subdivision. This easement must be included on the plat. **The easement is not currently shown on the plat. The Hooper Irrigation easement has been added to the plat. OK**
5. The City's recently adopted standards has change the radius of the cul-de-sac bulb to 58 feet (to property line). **OK**
6. Addresses for the Final Plat will be as follows: **OK**

Lot 1 – 5484 W	Lot 8 – 4431 S or 5419 W	Lot 15 – 4460 S or 5394 W	Lot 22 – 5433 W
Lot 2 – 5466 W	Lot 9 – 4373 S	Lot 16 – 5378 W	Lot 23 – 5447 W
Lot 3 – 5442 W	Lot 10- 4365 S	Lot 17 – 5373 W	Lot 24 – 5453 W
Lot 4 – 5424 W	Lot 11 – 4372 S or 5388 W	Lot 18 – 5393 W or 4488 S	Lot 25 – 5477 W
Lot 5 – 5408 W or 4515 S	Lot 12 – 5368 W	Lot 19 – 4520 S	Lot 26 – 5491 W
Lot 6 – 4483 S	Lot 13 – 5365 W	Lot 20 – 5401 W	
Lot 7 – 4471 S or 5416 W	Lot 14 – 5389 W or 4432 S	Lot 21 – 5415 W	

7. The temporary turn-around at the east end of 4450 South (plat and Sheet 7 of 16) will be a city-standard Improved Temporary Turn-Around (detail attached). **The detail for the**

Temporary Turn-Around has been included in the plans. If this temporary turn-around is to be constructed on adjacent property, the City will need to have written evidence of an easement from that property owner. Otherwise, the standard Improved Temporary Turn-Around detail within the subdivision property will apply. **The developer has indicated that the easement from the adjacent property owner will be provided.**

The revised plat shows the temporary turn-around within the subdivision boundaries. OK

8. The storm drain access (currently shown as easements) to and from the detention basin and the detention basin itself must be dedicated to Hooper City as a means of clear delineation from private lots. **The detention basin site is being shown as Parcel A, which we assume will be dedicated to the City. Per the meeting between Public Works and the developer, either the access to the basin from the north or the access from the south will be dedicated to the City and the other can remain as a drainage easement. If the access from the north will permit maintenance vehicle access, that access will be dedicated and the other from the south will be an easement only (see Note 21). The dedicated access from the north is the City's preference. These parcels have now been shown to be dedicated to the City. OK**

9. Additional plat comments will be provided with the Final Plat review. **OK**

New Note: What is meant on the plat by the notation "16-RR" and "17-RR"? This has been clarified. OK

New Comment: The distance label for the north and south "stems" of the 4375 South cul-de-sac do not match. Please clarify. OK

New Comment: The area shown for Lot 24 is not correct.

New Comment: Parcel B needs a distance added to the eastern boundary.

New Comment: It is the staff's understanding that there is a signed agreement between the developer and the owners of Parcel No. 08-045-0065 which will further, but not finalize, the boundary negotiations affecting Lots 8, 9, and 10 (at a minimum). Prior to Final Plat approval, a final agreement (quit claim deed?) or a signature line on the Final Plat for the parcel owners will be required.

Improvement Plans

Updated improvement plans were not submitted. These must be provided for Final Plat approval.

New Note: Thank you for pointing out the current location of the storm drain as shown on the plans. However, the City standard that has been applied elsewhere throughout the City is 6 feet from TBC to the centerline of the storm drain. That applies throughout this subdivision as well. Please clarify. The storm drain piping location does not comply with City standard (as shown in the Street Section detail on Sheet 2 of 16) and is not approved.

A. Sheet 3 of 16

1. The gravity sewer main does not need to extend all the way to 5500 West. That street is already served by vacuum sewer. **OK**
2. There is no storm drain profile shown on this sheet. Please clarify. **OK**

B. Sheet 4 of 16

3. A portion of the storm drain profile is missing on this sheet. Please clarify. **OK**
4. The vacuum buffer tank will be installed in a 20' x 20' utility easement directly behind the sidewalk. This easement must be shown on the final plat. **The buffer tank easement has not yet been shown on the plat. OK**
5. The callout for the buffer tank should also include the text "w/EAAC unit." The buffer tank will have a 10'x10' concrete slab around the top that should be labelled on the plan as well. **The EAAC unit has been called out. The 10'x10' concrete slab has been shown, but not labelled on the plan. Please clarify. OK**
6. It is important to contact AirVac early in the design process to discuss the design of the buffer tank. Jared Hancock can provide that contact information. **This comment has been noted by the developer. OK**

C. Sheet 5 of 16

7. The storm drain profile at approximate Station 16+00 appears to show a vertical offset 2 feet of so. Please clarify. **OK**
8. Hooper City Public Works standards do not permit the connection between catch basins as shown. Provide combo boxes. **OK**

D. Sheet 6 of 16

9. All street improvements and storm drain and sewer piping must be extended to the north boundary of the subdivision at the end of 5400 West. **OK**
10. Hooper City Public Works standards do not permit the connection between catch basins as shown. Provide combo boxes. **OK**

E. Sheet 8 of 16

11. The preferred location of fire hydrants is at the base of the cul-de-sac. The preferred street light location in opposite of the fire hydrant. **This has not been changed. Refer to the attached cul-de-sac standard detail for preferred locations. OK**

F. Sheet 9 of 16 and 10 of 16

12. The City would like to include the radius return at 5500 West in its portion of the street improvement work. **OK**

13. The plan view for 4600 South improvements must include the utility services to each of the four new lots in the Pat Subdivision and the Anita Subdivision. **The vacuum valve pits have been shown, but the services must be shown differently. The vacuum services come into the valve pit at 45 degree angles from the centerline, 90 degrees total between the two. The water service must be at least 10 feet from the vacuum service. Secondary water services should be shown as well. The vacuum valve pits and services are still not shown correctly. There is no sewer service line that comes straight north out of the pit. There will be a vacuum service line to each of the lots coming at 45 degree angles out of the pit. The 10 foot separation requirement applies to the sewer laterals as well as the vacuum valve pit.**
14. In lieu of the catch basins with an adjacent manhole, Hooper City would prefer a combo box. **OK**
15. Maintain the flatter slope of the storm drain pipeline all the way to the west end in order to provide a deeper location for possible future connection. **OK**
16. The note regarding looping of the culinary water should refer to Hooper Water standards and not Hooper City standards. **OK**

New Note: Public Works has indicated that 4600 South pavement is still considered a "new road" which will require asphalt repair beyond trench patching. Coordinate this work with the Public Works Director. A note was added to the plans regarding asphalt coordination with Public Works. OK

G. Sheet 11 of 16 (5500 West Street)

17. Hooper City Public Works standards do not permit the connection between catch basins as shown. Provide combo boxes. **OK**
18. What cross slopes are being provided between the edge of existing asphalt and the new lip of gutter? **Cross slopes of 2.0% have been shown in locations along 5500 West. Are these slopes calculated from survey asphalt edges or are they noted as a minimum allowable slope? It will be necessary to meet the minimum cross slope throughout in order to avoid the possibility of removal and replacement. Please clarify. The developer has indicated that the cross slopes have been calculated from a survey of the edge of existing asphalt. OK**
19. 5500 West received an asphalt overlay a few months ago. Street repair will require more than the patching of trenches as a result. This work must be carefully coordinated with Public Works. **Public Works has indicated that the 5500 West overlay is practically brand new which will require asphalt repair beyond trench patching. Coordinate this work with the Public Works Director. This has been noted on the plans. OK**

New Note: An asphalt taper is required coming from the south along 5500 West. On the north end, signage or delineation warning the end of pavement will be required. The tapered asphalt has been added. We are unable to locate a reference to the warning signs at the end of the pavement. Please clarify

20. Is an upsizing being proposed for the existing 4-inch waterline in this area? Please clarify. **The City staff will rely on comments from Hooper Water regarding this matter as a means of confirmation. OK**

H. Sheet 12 of 16

21. What is being permitted/required for vehicular crossing of the Hooper Irrigation buried pipeline in order to access the detention basin? **This question relates to Comment No. 8 above and requires further clarification. The response given to this comment states that 18 inches of cover is required over the irrigation pipe. We have recently heard the irrigation company representatives express concern over any crossing of the pipe and the developer mention that sections of the pipe may be replaced with reinforced concrete pipe. This issue still requires further clarification.**

The Settlement Agreement Exhibit provides the details for crossing the irrigation pipe for access to the detention basin. OK

22. The dedicated access to and from the detention basin and the detention basin itself must be fenced. The access surface will be determined based upon the City's understanding of Item 21 above. **Fencing has been shown. Access surface is still to be determined. This issue still needs further clarification.**

The Settlement Agreement Exhibit provides the details for the access road. An 8" roadbase surface is proposed. OK

New Comment: The City standard for detention basin finishes is irrigated turf. A sprinkler plan will be required for Final Plat approval.

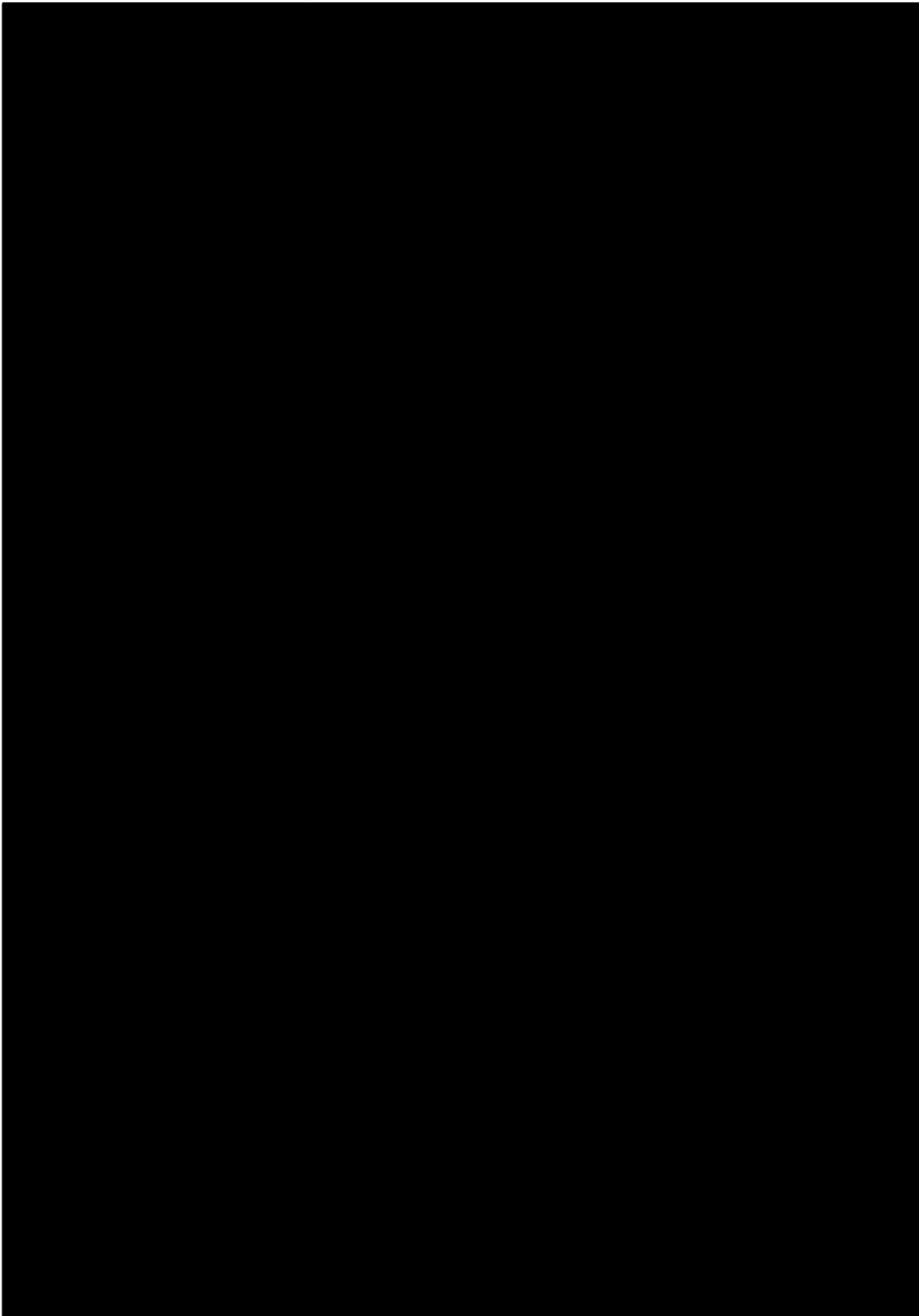
I. Sheet 14 of 16

1. Refer to the attached city-standard control box detail. **OK**

New Comment: The City's surveyor has determined that the best location for the 5500 West right-of-way at the Hadley Valley location is defined as shown below. Please modify the Final Plat accordingly:

That portion of 5500 West Street from 4600 South Street to 4350 South Street located in South 1/2 of Section 7, T.5N., R.2W., S.L.B.&M. being 33.00 feet each side of the center line and described as follows:

Beginning at a point being N.89°37'51"W. 2674.49 feet along the Section line to the calculated South Quarter Corner of said Section 7 and N.01°49'39"W. 978.61 feet to the intersection of 5500 West Street and 4600 South Street from the monument at the Southeast Corner of said Section 7; thence N.00°48'13"E. 1716.29 feet to the intersection of 5500 West Street and 4350 South Street said intersection being N.44°40'57"W. 3813.51 feet from the monument at the Southeast Corner of said Section 7.



Wilson Water Ditch Agreement

Regarding Tail Water and ditch maintenance

On Hadley Valley the proposed lots 10, 11 & 12 will have a ten foot easement along the existing ditch with a chain link fence 10' south of the south edge of the ditch. There will be a 10' gate installed on the north end of 5400 west. This is for the maintenance of the ditch north Hadley Valley property line or ditch will be piped as required by city.

On the border between Lots 2 & 3 we will put a 15" minimum pipe for tail water. There will be a man hole with a grate on top to collect the tail water from Bingham's Irrigation and will go through the system to 4600 south.

Sign in agreement to the above proposal:

Lakeview Farms 1 LLC

Allan Karras

Allan Karras

Date

10-01-2019

Larry Darley
Larry Darley

10/9/19

Blake Bingham

Blake Bingham

Melissa Bingham Date

10-01-2019

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Morning Meadows Zone R2 Date Submitted 12/10/18

Address of Subdivision 5252 W 4000 S Hooper City, UT No. of Units or Lots 30

Owner Name Bradley R. Bens Address 5666 W 4000 S Ph [REDACTED]

Fax # _____ Email Address [REDACTED]

Subdivider's Name Same Address _____ Ph _____

Fax # _____ Email Address _____

Name of Intended Escrow Holder Self Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

Surveyor's Name Reeve + Assoc. Address 5160 S 1500 W Riverdale Ph 801-621-3100

Engineer's Name Chas Cave Address Same Ph _____

Secondary Water Available? Yes Contact Hooper Irrigation Ph 801-985-8429

Secondary Water System in Place? No Type _____ Ph _____

Culinary Water Available? Yes Type Hooper Water Imp Ph 801-985-1991

Sewer Connection Available? Yes Contact _____ Type _____

Septic System Appears Feasible? _____ Contact _____ Type _____

Is Property in a Flood Hazard Area? No Flood Zone _____ Lowest Elevation _____

Access Road Above 4215' Elevation? Yes Source _____

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

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

N/A

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

12/10/18 Bradley R. Bens
Signature

Office Use Only

Subdivision Preliminary Fee: _____

Preliminary Approval Date: _____

Subdivision Final Fee: _____

Final Approval Date: _____

Number of Copies: _____ Envelopes: _____



J-U-B ENGINEERS, INC.
Engineers • Surveyors • Planners
466 North 900 West
Kaysville, Utah 84037
801/547-0393
Fax: 801/547-0397

Memo

To: Mike Fisher, Hooper City Community Development
From: Tracy Allen, P.E. *TA*
CC: Brad Beus, Mayor Green, Jared Hancock
Date: November 6, 2019
Re: Morning Meadows Subdivision - J-U-B Project No. 5518007-020

The City staff has completed its fifth preliminary plat review of the Morning Meadows Subdivision, proposed on 18.3 acres in the City's R2 zone. The subdivision is located at approximately 4000 South and 5350 West. The staff's previous review comments are included below as bold, red and green text (chronologically listed). Comments from the current review are shown in **blue text**.

Note: Please address all future written or verbal correspondence to Mike Fisher at the City offices.

New Comment: Due to the utility challenges associated with the originally proposed phasing plan (see notes below), the developer is requesting that this 29-lot subdivision be approved without phasing. The City staff supports this request as a means of eliminating those same utility challenges.

Note: Two Preliminary Plats and Utility Plans were submitted. The main difference between the two plats is that the Alternative Plat has shown the stub road to the east which the City staff has been recommending since its initial review. The Alternative Plat includes 28 lots while the original plat contains 29 lots.

Phasing Plan

1. The proposed phasing plan includes essential utilities located in Phase 2 that are required in order for Phase 1 to be functional. From recent experience, Public Works has learned that the operation of permanent utilities in a future subdivision phase creates 1) unreasonable risk for the City and resident who rely on the function of these utilities, 2) substantial added expense to the City and the developer and 3) constructability issues when constructing utilities and service laterals during the future phase. The City staff does not recommend approval of developments with essential utilities located in future phases.

Nothing has changed regarding the proposed phasing plan. No explanation was provided.

The phasing plan has been modified by redesigning the sewer system so that the vacuum buffer tank is easily accessible for maintenance in Phase 1. Public Works has also expressed concerns three issues relating to storm drainage:

- a. There will be storm drain piping installed to the detention basin that is part of Phase 2. Storm drain is a shallow utility and other future Phase 2 utilities and services will have to cross below the existing storm drain piping. It is difficult to maintain compaction below the storm drain after it has been undermined. Sections of the storm drain in this area may need to be rebuilt as part of Phase 2 construction.
- b. The detention basin requires landscaping that includes sprinklers and turf. The sprinklers operate off of an electrical timer. These utilities are required at the basin location in Phase 2. It will be necessary for the developer to discuss this issue with the Public Works Director and agree upon a solution to this timing issue for Preliminary Plat approval.
- c. Public Works must be able to access the detention basin at all times. This will require an access road, maintained by the developer, capable of supporting large vehicles.

As stated earlier, the subdivision is now being proposed without phasing. OK

Roadway Plan

1. The roads will be numbered as follows:

North-South Road between 4000 South and the northern intersection – 5350 West OK

North-South Road north of the northern intersection to the north boundary – 5250 West The north end of this road is incorrectly labeled as "3775 South Street." Corrected - OK

East-West Road – 3775 South OK

The street names were not added to the preliminary plat. See above.

2. A broad level planning review of the area around this proposed subdivision indicates that a stub street to the east is required. This requirement would be consistent with what other developers have been asked to provide. It is unlikely that the properties to the east would be given access onto 4000 South due to UDOT's access management restrictions. Therefore, future east-west traffic flow between this subdivision and 5100 West needs to will be considered. The staff is recommending that 3775 South be extended to the eastern boundary of this subdivision.

Nothing has changed regarding the staff's recommendation. No explanation was provided.

To be determined. The City staff is still recommending this stub street. That decision will be based upon a Planning Commission recommendation and a final decision by the City Council.

Still to be determined.

As stated previously, the Alternative Plat has been provided which shows the stub street for the Planning Commission's and City Council's consideration. OK

3. The City has received documentation indicating that the developer has applied to UDOT for approval for the new access onto SR_37 (4000 South) at 5350 West. A traffic study has also been submitted to UDOT with a copy to the City. Documentation indicating UDOT approval of the access and street frontage improvements is required for Final Plat approval.
4. It is anticipated that the turn-around at the north end of the subdivision will be very temporary or may even be unnecessary due to development activity to the north. The type of turn-around needed as Phase 2 develops will be determined at that time.

Phase 2 no longer exists. However, the temporary turn-around status is still to be determined based upon to timing of the adjacent development.

Preliminary Plat

1. Subdivision boundary closes and the lots have the necessary frontage and lot size to meet the R2 zoning requirements. **OK**
2. Lots 5 and 6 are missing distances along their eastern lot lines. **No change. OK**
3. Lots 10 and 19 do not close to within acceptable tolerances. **No change. OK**
4. Addresses and any other plat comments will be provided during the Final Plat approval phase.

Preliminary Utility Plan

Sanitary Sewer

1. As noted earlier in these comments, the buffer tank cannot be located in a future subdivision phase.

Nothing has changed. No explanation was provided. Updated - OK

2. For future reference, the buffer tank will require a 20'x20' easement and a 10'x10' concrete slab around the tank lid. The callout for the buffer tank should also include the text "w/EAAC unit." **The 10'x10' concrete slab must be called out on the final improvement plans. This has been added to the current plans. OK**
3. Sewer manholes at the end of dead ends streets should be located very near the property boundary for future connection. **Future connection not required. OK**

4. The vacuum sewer main in 4000 South is 8-inch until just east of 5350 South where it becomes 6-inch as currently shown. There is a 14-inch PVC force main just north of the vacuum main through this entire area. **No change. Updated - OK**
5. Recent experience with UDOT regarding new connections to the vacuum main in 4000 South have been difficult. UDOT has required boring in of new utilities rather than open trench installation. The vacuum sewer can only be shut down for limited periods of time. A construction execution plan accommodating both UDOT and Public Works requirements will take detailed planning and coordination with both entities in order to accomplish connection to the vacuum sewer main. Public Works will not approve an alternative method of construction that jeopardizes the sewer system as a result of UDOT's right-of-way requirements. **Comment provided for information - OK**

Irrigation Ditches

1. By City ordinances, open irrigation ditches must be piped within an easement if the ditch is located within the boundaries of new lots. This applies to the ditch along the east side and the ditch through Lot 2 of the subdivision. Open ditches are not permitted. **No change.**

There are currently notes on the Utility Master Plan which state that irrigation ditches will be piped per irrigation company specifications. The City staff anticipates that Hooper Irrigation Company will provide documentation specifically addressing their review and approval of this planning effort.

In recent conversation with the Hooper Irrigation Company's engineer, the City staff has been informed that the Company will not provide specific details for the piping of private ditches. Piping specifics such as pipe size and turnout locations should be determined through documented discussions with the water users themselves. The Company has indicated to the City, however, that the minimum piping standards for these ditches should be reinforced concrete pipe, at least 18 inches in diameter.

There is one note which still states that the existing ditch along the eastern boundary is to remain open which is incorrect. This note has been removed. OK

It is still unclear on the Plan what is to become of the existing ditch through Lot 2. Please clarify. The developer has indicated that the existing ditch will be filled it and replaced by the pipeline shown in the easement in Lot 2. OK

The City staff has also been made aware that there is irrigation tailwater that enters the existing ditch at the northeast corner of the subdivision from the adjacent property. The developer must determine that nature of this water and determine how it is to be routed through the new subdivision and to which pipeline beyond this subdivision it is intended to go (north to Quail Cove/Quail Estates or northwest to Jay Thompson's property).

This must still be addressed by the developer during the Final Plat phase.

New Comment: The updated Utility Plan shows the irrigation pipeline routed along the north subdivision boundary from east to west and then southward along the west subdivision boundary to several turn-out locations. A collection box has been shown at the northeast corner of the subdivision to intercept and transmit tailwater from that location to its historical point of discharge downstream. An 18-inch reinforced concrete pipe has been shown for this irrigation pipeline.

It is the staff's understanding that some of this irrigation water has historically flowed northward in a ditch that has now part of other developments and irrigated property north of Morning Meadows. The details of how this water delivery will continue must be coordinated during the final plat phase.

These ditches are all private facilities, operated and maintained privately. As stated previously and in Note 2 below, the City must receive written documentation from the private water users that the proposed irrigation facilities are acceptable as shown including pipe size to accommodate all of the anticipated flows.

2. It appears as though an irrigation pipe along the west side of the subdivision is being installed to replace the existing ditch through the middle of the subdivision. The size of the pipeline and location of the turnouts must be coordinated directly with the water users. Written approval of the proposed infrastructure from the water users will be required for Final Plat approval. This applies to any piped ditch in the subdivision. **Still required for Final Plat. See note above.**

Storm Drainage

1. The City staff have significant concerns regarding the proposed storm drain plan. Some of the most serious of those concerns are expressed in the comments and questions below:
 - a. Why is the detention basin proposed on other property and not within the subdivision boundary?
 - b. Is there an agreement with the property owner for the basin?
 - c. How would the basin be accessed for maintenance by Public Works?
 - d. The only way that Public Works would approve a "temporary detention basin" is if the permanent detention basin (possibly as a regional solution) is planned, with a specific time frame and funding escrowed for its construction.
 - e. The City ordinances require storm drain outfalls to be piped to an approved discharge location.
 - f. What planning will be done to ensure that the storm drain outfall pipeline will be located in a place that will not create future conflicts with building lots, structures, roadways, etc.? The best location for the outfall piping would be in a future roadway. What planning will be done to identify and provide capacity for additional storm water in the outfall pipeline?
 - g. If there is a plan for cooperation amongst multiple properties for a regional detention basin, who will "pioneer" the basin and what is the status of that effort?

The current drainage plan is not going to get Public Works approval without more planning and discussion. We recommend a meeting to address these concerns so that the developer can come back with solutions. Please contact Shauna at the City office to make the necessary arrangements.

The City staff is not getting any assurances that a regional detention basin is going forward, nor has there been anything submitted that addresses several of the concerns above. A permanent detention basin with a piped storm water outfall within an easement that provides year-round, stable maintenance access to the pipeline is still required. The Offsite Storm Drain Detail provided in the plans is not sufficient.

The regional detention basin solution is no longer applicable. A detention basin to serve just this development is now being proposed. Comments regarding the detention basin are provided below. Comments regarding the storm drain outfall have been provided in the Silver Saddle Subdivision review. OK

Other Issues

1. The City staff is currently recommending land use separation fencing along the west and a portion of the north side of the project. A portion of the east side may also qualify, but this will be discussed further by the Planning Commission. **To be determined.**
2. Street lighting, and signage will be reviewed during the Final Plat phase. **OK**
3. The City has received a Geotechnical Study for the subdivision. The details of that study will be included in the Final Plat review and comments. **OK**
4. The Weber Fire Marshal has provided the City with an approval letter for the subdivision. **OK**
5. Taylor-West Weber Water Improvement District has provided a preliminary approval letter for Phase 1 of the subdivision. A final approval letter will be required for Final Plat approval. **Prior to the City Council's preliminary review of the subdivision, it will be necessary for Taylor-West Weber Water to provide a preliminary approval letter for the entire subdivision, not just Phase 1. Still required as noted. This letter has been provided. OK**
6. It is the City's understanding that Hooper Irrigation has rescinded its "Availability Letter" and has indicated that it has not given preliminary approval to this subdivision. The City requires preliminary and final approval letters from Hooper Irrigation. **The preliminary approval letter is still required. This letter is still required. Still required for preliminary approval as noted. Hooper Irrigation Company has provided a conditional preliminary approval letter. OK**
7. Rocky Mountain Power and Questar Gas have also provided "will serve" letters. **OK**

Previous Detention Basin Review Comments:

July 25th Memo

1. It is essential for any detention basin approval in Hooper to identify the high water elevation in the adjacent ditch. Public Works has required on previous subdivisions to have the storm water outfall elevation at least a foot above that elevation. The existing ditch is shown in profile with a bottom elevation of approximately 4222, but we believe the high water elevation

to be at least 18 to 24 inches above that. The proposed chambers in the embankment are too low to have any effective detention benefit. This may also be true of the bottom of the open detention basin. It can't be so low that it never completely drains. **N/A - OK**

2. Public Works is not in favor of a "hybrid" detention basin. They would prefer to maintain the standard landscaped detention basin because it requires no special equipment, materials or methods. However, if below-grade detention is going to be acceptable and designed for the entire basin and provides the required regional capacity using StormTech Chambers, then the system will need to be designed for City review showing: **N/A - OK**
 - a. Inlet manifold
 - b. Outlet facility
 - c. Isolation row(s) with manhole access
 - d. Inspection ports on other chambers
 - e. Stone foundation details
 - f. Stone embedment details
 - g. Underdrain, if needed due to groundwater elevation
3. The City standard for open detentions basins is "short circuit" style, not "pass-through" style. **OK**
4. If the regional detention basin cannot be worked out, what will be the proposed routing of the storm water outfall from the Morning Meadows Subdivision? This has been a Public Works concern from the very first review of that plan. **Updated plans provided – OK**
5. **New Comment: The City-standard control structure detail can be provided for the Final Plat**

New Comment: The city standard for detention basins is landscaping including turf and sprinklers. This will include a secondary water connection and power for the irrigation system timer and controls. These items will be reviewed in a landscaping plan with the Final Plat.

August 8th Memo

1. We are trying to understand why Morning Meadows is willing to use a potential building lot for the detention basin in that subdivision in lieu of working with the Silver Saddle Subdivision for additional land to create a traditional regional detention basin that is large enough for both developments. The shared costs for landscaping and irrigation as well as power for sprinkler controls and secondary water service to the site seems to benefit both entities, while also creating just one facility for future city maintenance.

Based upon the submitted exhibit, we will assume that the only "combined" facility will be the storm water outfall piping. **OK**

2. Public Works will require the outfall from the Morning Meadows detention basin be routed in a 15-foot easement along the east side of Lot 25 of Silver Saddle. This will reduce the distance between the 90-degree manholes needed to reach the street from the detention basin, hopefully eliminating the need for regular maintenance access to the back of the lots. Public Works would also consider a slight reduction in detention volume if the storm drain can be

routed at 45-degree angles near the rear of the basin to reduce their maintenance concerns even more. **OK**

3. Regarding the Morning Meadows detention basin, the control box should not be on the private lot on the other side of a future fence. Ideally, the control box should be at the street side of the basin, providing that the basin can be graded in that direction. Due to the potential for standing water in the basin that is shown to be 4-feet deep in the northwest corner, some reduction in storage volume would be acceptable if it can be graded toward the street by raising the bottom of the basin to make that work. Otherwise, the control box must be relocated to the detention basin parcel. The 20-foot storm drain easement on that parcel is not necessary since the detention basin parcel will be dedicated to the City. **Updated plans have been provided - OK**
4. Regarding the Silver Saddle detention basin, nothing has changed from the staff's memo dated July 25th that we can see. **N/A - OK**

