

HOOPER CITY COUNCIL MEETING
5580 W. 4600 S. Hooper, UT 84315
Thursday, November 05, 2020
7:00 PM

AGENDA

PUBLIC NOTICE is hereby given that the HOOPER CITY COUNCIL will hold a public meeting at 5580 W. 4600 S. Hooper, UT 84315, at 7:00 PM on Thursday, November 05, 2020.

In consideration of the COVID-19 pandemic, attendance will be monitored and space is limited. Masks will be necessary, and all of those in attendance will be required to participate in a socially distant manor.

The Work Meeting (open to public) This meeting will begin at 6:30 PM

The agenda for the meeting consists of the following:

CALL TO ORDER

PLEDGE OF ALLEGIANCE & REVERENCE

CONFLICTS OF INTEREST AND DISCLOSURES

APPROVAL OF THE MINUTES

1. October 15th, 2020 Council Meeting minutes - draft

REPORTS

CITIZEN COMMENT *Agenda Items Only* (If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping comments to a maximum of 3 minutes.)

CITY BUSINESS

2. Rezone- R1 to R2 - H.L. Parker Farms, approx. 6050 S. 6300 W., 18.1 acres
3. Final Approval - Morning Meadows Subdivision; Twenty-Nine (29) lots, 4000 South and 5350 West., (18.3 acres)

CITIZEN COMMENT (Limited to three(3) minutes per speaker.)

ADJOURNMENT

(If you need assistance in understanding or participating in the meeting, please contact Hooper City at 801-732-1064 at least 24 hours in advance, and we will try to provide assistance.)

CITY COUNCIL MEETING
5580 W. 4600 S. Hooper, UT 84315
Thursday, October 15, 2020
7:00 PM

MINUTES

PRESENT

Mayor Dale Fowers
Councilman Brad Ostler
Councilman Cindy Cox
Councilman Chris Paulsen
Councilman Ryan Hill
City Attorney – Brandon Richards

ABSENT

City Engineer – Tracy Allen

Note: The time stamps indicated in blue corresponds to the audio recording of this meeting, which can be found by clicking the link

<https://youtu.be/F5IRV1PF6I>

or by requesting a copy from the office of the Hooper City Recorder.

The Work Meeting: Agenda and line items reviewed. [0:00:01](#)

The agenda for the meeting consists of the following:

CALL TO ORDER

Mayor Fowers called the meeting to order at 7:00 p.m. [0:29:05](#)

PLEDGE OF ALLEGIANCE & REVERENCE

Reverence: Councilman Hill

Pledge: Councilman Paulsen

CONFLICTS OF INTEREST AND DISCLOSURES

None

APPROVAL OF THE MINUTES

The minutes for the October 1st, 2020 Council meeting minutes were reviewed.

MOTION [0:23:15](#) made by Councilman Hill to approve the October 1st, 2020 meeting minutes.

Seconded by Councilman Cox.

Voting Yea: Councilman Ostler, Councilman Paulsen, Councilman Cox, Councilman Hill.

Motion carried.

REPORTS

Jared Hancock – Public Works Director – reviewed current City projects with Council. [0:32:44](#)

CITIZEN COMMENT

Mayor Fowers opened the meeting for public comment.

Natalie Zuech made the following comments [0:45:26](#)

- Spoke in concern about commercial business license for K & L Sports.
- Would like to make sure the property stays maintained.

Mayor Fowers called for additional public comment No comment. Comment closed.

CITY BUSINESS

3. Approval of Commercial Business License - K & L Motorsports - 5551 W 5500 S - Shawn Keller

Council Overview and Discussion: [0:48:47](#)

Shawn Keller, business owner, present for discussion.

Clarification on restrictions for vehicle sales on the property. No vehicle sales without additional Conditional Use Permit Approval and building modifications would require Commercial Site Plan approval.

MOTION [0:56:19](#) made by Councilman Hill to approve the Commercial Business License; K & L Motorsports, 5551 W. 5500 S. Seconded by Councilman Paulsen.

Voting Yea: Councilman Ostler, Councilman Paulsen, Councilman Cox, Councilman Hill.

Motion carried

4. Discussion/Approval; Black and McDonald Streetlight Maintenance Agreement

Council Overview and Discussion: [0:56:54](#)

MOTION [0:57:17](#) made by Councilman Hill to approve the extension of the Black and McDonald maintaince contract for streets lights. Seconded by Councilman Oslter.

Voting Yea: Councilman Ostler, Councilman Paulsen, Councilman Cox, Councilman Hill.

Motion carried

5. Adoption of Resolution R-2020-07; Zoning Restrictions

Council Overview and Discussion: [0:58:24](#)

MOTION [1:01:10](#) made by Councilman Cox to adopt resolution R-2020-07; zoning restrictions with changes as discussed. Seconded by Councilman Hill.

Voting Yea: Councilman Hill, Councilman Paulsen, Councilman Cox.

Voting Nay: Councilman Ostler.

Motion carried.

6. Mid-Term Vacancy on Hooper City Council – Interview and Appoint an Applicant From the Submitted and Qualified Nominees to Fill the District 3 & 6 Vacancy.

Council Overview and Discussion: [1:02:26](#)

Lisa Northrop Interview: [1:03:12](#)
Sheldon Greener Interview: [1:13:18](#)

Interviews Closed.
Lisa Northrop: 3 votes
Sheldon Greener: 2 votes

CITIZEN COMMENT

Mayor Fowers opened the meeting for public comment.

Sheldon Greener made the following comments:

- Congratulated Lisa Northrop for appointment to City Council.

Matt Molleck made the following comments:

- Congratulated Lisa Northrop and spoke on the importance of listening to constituents. .

Natalie Zuech made the following comments:

- Congratulated Lisa Northrop and let staff know of a missing packet item and general plan information.

Mayor Fowers called for additional public comment. No comment. Comment closed.

ADJOURNMENT

8:05 p.m.

Motion made by Councilman Ostler, Seconded by Councilman Hill.

Voting Yea: Councilman Hill, Councilman Ostler, Councilman Paulsen, Councilman Cox.

HOOPER CITY INC.

5580 W. 4600 S. APPLICATION TO AMEND THE Hooper
City, UT 84315 HOOPER CITY

Date Submitted – **August 19, 2020**

Petition No. _____ Parcel No. 100240020 and 240070008

Date Submitted – August 19, 2020

Address of Site - approximately 6050 S. 6300. W. Hooper, Utah

Applicant's Name - H. L. Parker Farms, (Luella J. Parker Family
Trust) - Beverly Parker Bailey Trustee

Phone Number - 801-_____

Address - 179 Peachtree Drive, Centerville, Utah 84014

Email: _____@gmail.com

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: agriculture

Proposed Zoning of Property: _____ Proposed use of Property if Property is Re-zoned (explain in detail)
_____ The Parker Family wishes to develop this property for building lots. Beverly Parker Bailey, trustee of the Luella Parker Trust, and H. L. Parker Farms

Acreage of Property: _____ 18.1 _____ acres _____ Reason why Re-zoning is Requested: _The Parker family is requesting rezoning in order to be able to develop building lots.

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

Signature of Applicant: Beverly Parker Bailey

Signature of Property Owner: Luella J Parker Family Trust

Trustee,

Beverly Parker Bailey 

I authorize Scott Carlson to act as my representative in all matters relating to this applications.

Beverly Parker Bailey Trustee,

Luella J. Parker Family Trust
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. E. **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. F. ADDRESSES
NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND**

WRITTEN. The City will supply envelopes. G. 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

Parker Rezone Request

a. Why should the present zoning be changed to allow this proposal?

The surrounding area is being developed to allow residential subdivisions. The adjacent area is already residential. The land use plan identifies surrounding area as Medium Density Residential. Infrastructure and utilities in the area are sufficient to support an R-2 zone on this property. The requested zone will provide opportunity to build homes on lots sized for the current market, providing individual open space on each lot.

b. How is the proposed change in harmony with the City Master Plan for this area?

The master plan already identifies the surrounding area as Medium Density Residential. The proposed change will fill in between the existing residential areas. Recent subdivisions in the area are already converting the infill areas to residential. This proposed zone change will be in harmony with development occurring in the 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?

NA

d. How is the change in the public interest as well as the applicant's desire?

The proposed change will benefit the public interest by providing residential homes meeting the current demand. There are many small lots ($\frac{1}{4}$ acre and smaller) available on the market, but much fewer available in the $\frac{1}{2}$ acre range. This proposed change will meet that market demand and do so at an affordable price. This lot size is large enough for families to have plenty of space, but not so large as to be unmanageable for most families. Homes built on lots of this size typically bring great families which are an asset to the city and to individual neighborhoods and property values increase. Applicant desires to provide a residential area that will be well cared for and an asset to the community. This requested rezone area will accommodate approximately 30 residential lots. No noticeable impact to environmental issues is to be expected. Roads in the area can still function safely and at high levels of service, even with 30 additional lots. Road frontage will be widened to city standard with sidewalks added.

Parker Rezone Request
Legal Description

The following property is requested to be rezoned to R-2

A parcel of land lying and situate in Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah. Basis of Bearing for Subject Parcel being North 89°53'29" West 2726.84 feet measured coincident with the centerline of 5900 South Street between 5900 West (Weber County Survey Monument 95-6) and 6300 West (Weber County Survey Monument 95-5) Streets. Subject Parcel being more particularly described as follows:

Commencing at the 3" Weber County brass cap number 95-6 monumenting the center of intersection of 5900 West and 5900 South Streets, Thence North 89°53'29" West 33.00 feet coincident with the centerline of said 5900 South Street; Thence South 0°12'11" West 33.00 feet, Thence South 0°12'11" West 1330.56 feet coincident with the west right of way of said 5900 West Street, Thence North 89°22'38" West 706.75 feet, Thence North 89°43'11" West 615.10 feet to the True Point of Beginning;

Thence North 89°51'20" West 1338.37 feet to a point on the east right of way of said 6300 West Street; Thence North 00°16'32" West 300.06 feet coincident with said east right of way; Thence North 89°55'05" East 193.64 feet; Thence North 00°04'55" West 207.00 feet; Thence North 89°55'05" East 164.52 feet; Thence North 00°04'22" East 153.08 feet; Thence South 89°32'37" East 980.35 feet; Thence South 00°09'29" East 657 feet more or less to the Point of Beginning.



August 26, 2020

Hooper City
5580 West 4600 South
Hooper City, UT 84315

RE: Rezone Application - Parker

Shauna,

We are submitting the enclosed rezone application to Hooper City following discussion comments heard at the August 13 planning commission meeting.

Concerns were raised by some planning commission members about the size of a 52 acre development. We shared that the Parker family is only planning to develop the west portion in the near future, and that they would be satisfied with a positive recommendation to rezone only that west portion. There were concerns from some planning commission members that they were not able to recommend only a portion of the property and that they needed to take the entire rezone application as it was originally submitted.

We have prepared this submittal reflecting only the west portion (approximately 18.1 acres).

This west portion is estimated to provide for only 30 residential lots meeting the R-2 zone requirements. These large lots will provide enough for families to have plenty of space, but not so large as to be unmanageable for most families. Homes built on lots of this size typically bring great families which are an asset to the city and to individual neighborhoods and property values increase. The Parker family desires to provide a residential area that will be well cared for and an asset to the community. No noticeable impact to environmental issues is to be expected. Roads in the area can still function safely and at high levels of service, even with 30 additional lots. Road frontage adjacent to the project will be widened to city standard with sidewalks added.

Please accept this application for rezone.

Thank you

A handwritten signature in blue ink that reads "S. Scott Carlson".

S. Scott Carlson, PE, PLS
Twin Peaks, PC

SECTION 24, T.5N., R.3W., S.L.B. & M.

24

IN HOOPER CITY
SCALE 1" = 400'

TAXING UNIT: 31, 376

SEE PAGE 15

SEE PAGE 14

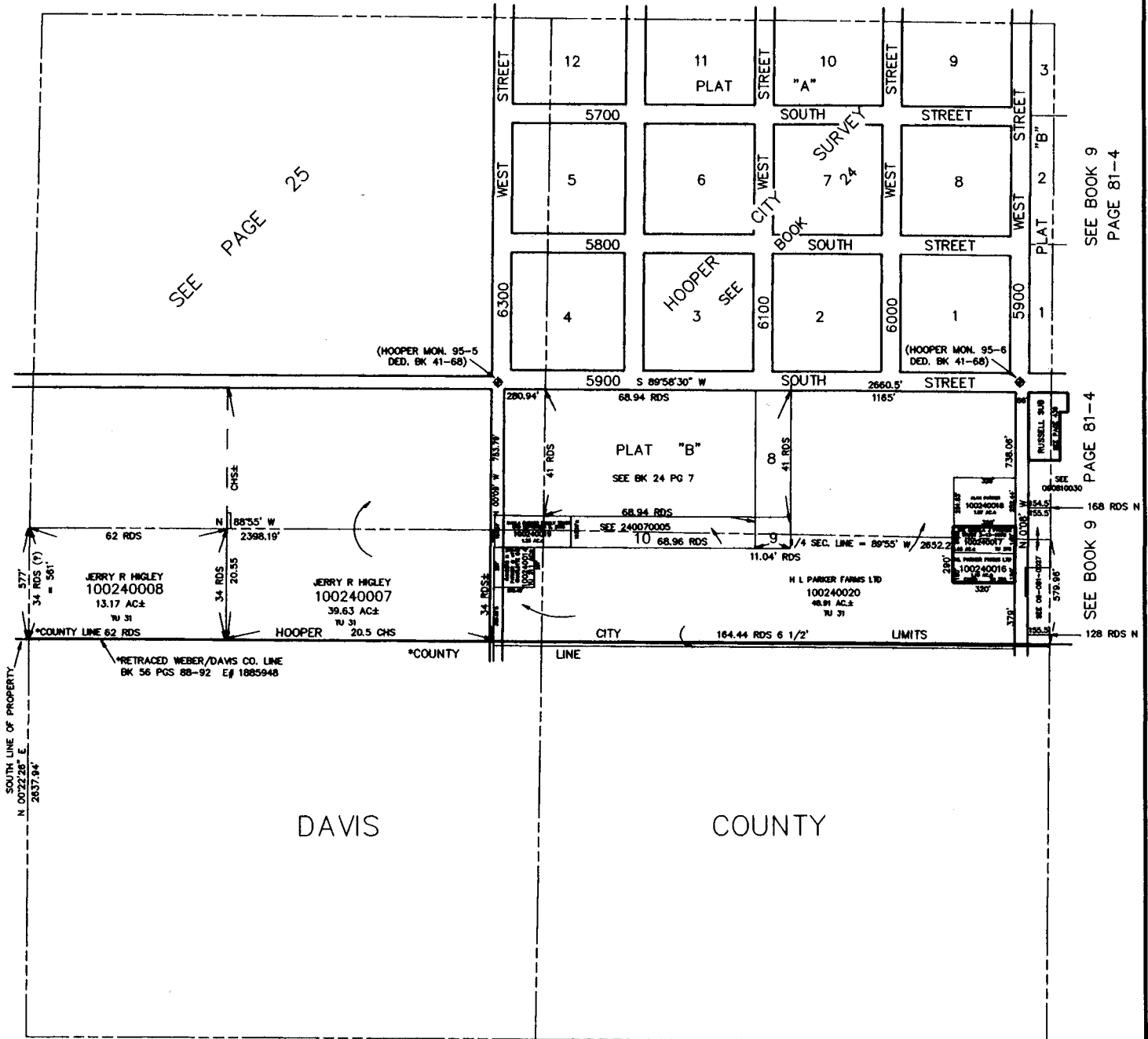
SEE PAGE 23-1

SEE PAGE 25

SEE PAGE 23

SEE BOOK 9
PAGE 81-4

SEE BOOK 9
PAGE 81-4



DAVIS

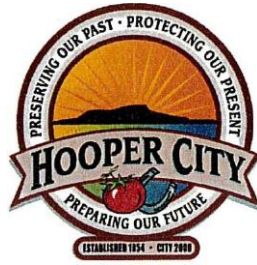
COUNTY



PARKER FARMS
REZONE EXHIBIT
HOOPER, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:	JUNE 2020
PLOT DATE:	26 June 2020
SHEET	1
OF	1



**HOOPER CITY STAFF
SUBDIVISION PLAN REVIEW**

**MORNING MEADOWS
SUBDIVISION**

Owner: Bradley R. Beus
Developer: Bradley R. Beus
Location: 4000 S 5350 W

Date: 9/24/2020
Lots: 29
Zone: R-2

FINAL PLAT REVIEW COMMENTS:

Based on the plans received on 9/14/2020

(Items in bold must be re-submitted for review)

- 1- Proposed lots meet or exceed all minimum dimensions as outlined in Title 10 Table 10-2B-3.
- 2- Will serve letters were received from Rocky Mountain Power and Dominion Energy during the preliminary approval process.
- 3- Final approval letters have been received from Taylor West Weber Water Improvement District, Weber Fire District and Hooper Irrigation Company.
- 4- All items from the Public Works and Engineering Memo dated 9/22/2020 are now shown as completed.



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

Memo

To: Hooper City Community Development Coordinator
From: Public Works and Engineering
CC: Brad Beus, Mayor Fowers, Jared Hancock
Date: September 22, 2020
Re: Morning Meadows Subdivision - J-U-B Project No. 5518007-020

Public Works and Engineering have completed the fourth Final Plat review of the Morning Meadows Subdivision which will create 29 lots on 18.3 acres in the City's R2 zone. This review is based upon a revised improvement plans identified as Revision 10 which were delivered to the City office on September 14, 2020. The subdivision is located at approximately 4000 South and 5350 West. Comments from the previous reviews are shown below. Comments from this third review are shown in **green text**.

Final Plat

1. Lots 11 and 12 do not close to within acceptable tolerances. **OK**
2. Addresses will be provided in a subsequent memo. **Addresses were provided. The address for Lot 23 is incorrect on the plat. OK**
3. The Owners Dedication must also say "Hooper City" in connection with the dedication of streets. **OK**
4. The 15' Irrigation Easement should not be dedicated to the Taylor West Weber Water Improvement District. It should be dedicated to the Hooper Irrigation Company. **OK**
5. **New Comment: As shown in the improvement plans, 5350 West Street will change north of the intersection of 3825 South to be come 5250 West Street to connect into the subdivisions north of this location. Please add the street label to the plat. OK**
6. **New Comment: Lot 1 must be labelled as Lot 1-R with a note restricting access onto 4000 South. OK**

7. New Comment: It is our understanding that there is still a concern over the boundaries shown on the plat in the northeast corner of the subdivision. The City does not resolve boundary disputes, but expects that the developer will work with adjacent property owners for a resolution. **The developer has indicated that a boundary line agreement has been drafted and will be recorded before the final plat. This must be done before the Planning Commission can recommend final plat approval to the City Council. This executed agreement has been provided to the City. OK**

Improvement Plans

Sheet 3

1. The slope of the vacuum sewer main must be shown in the profile view. The slope of the vacuum sewer main has now been shown in profile. However, it is still not clear to Public Works or the future contractor who will build this pipeline exactly what the final design will look like because the point of connection in 4000 South is shown as “field verify.” The vacuum sewer hydraulics regarding number of lifts and slope are too critical to be left to the contractor to determine. If the elevation of the connection point can’t be verified through potholing ahead of time, be aware that the construction of the vacuum main will be delayed until a new plan can be reviewed after the connection elevation is determined. **The slope of the vacuum sewer has been noted on the plans. The developer has indicated that he is planning to identify the location of the existing vacuum sewer in the field by potholing in the highway at a later date to field verify. We are still strongly recommending potholing in order to prevent delays in the construction of the project. OK**
2. A city-standard street light is required at the intersection. OK
3. What is the anticipated elevation difference between the end of the sidewalk along the north side of the 5350 West near the intersection and the adjacent property to the north? Careful consideration must be given to how this is to be handled. This comment incorrectly identified the location of the concern as “along the north side of 5350 West.” The concern is actually with the fill and grade difference along the back of the sidewalk along the west side of 5350 West. The plan currently calls for a 3:1 slope to existing grade. How is that possible with only one foot between the back of sidewalk and to subdivision boundary. Will there be a permanent slope easement with the adjacent property owner? If so, a copy of that must be provided to the City. Please clarify. **The response provided is that the developer is in the process of purchasing the adjacent property to the west. The drawings have not been changed and Public Works cannot recommend final approval until there is a current method proposed to deal with the grade differences at this location. This comment is no longer applicable since the developer has purchased the adjacent property. I question. OK**
4. The following note was included for informational purposes in the Preliminary Plat Phase and will still apply:

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.

This note also applies to any of the utility connections in the state highway. It was recently overlaid and the City does not have any say in UDOT road cut requirements. The developer's response to this comment is that the UDOT permit will be provided. The permit requirements must match Public Works requirements. **The developer has indicated that a permit will be supplied. This comment from Public Works is intended to reinforce the need to ensure that the encroachment permit that will be obtained from UDOT to work in the highway will provide for an appropriate method for making the connection to the vacuum sewer and other utilities. OK**

5. **New Comment: The secondary waterline will not be permitted under the curb and gutter as currently shown on this sheet. OK**
6. **New Comment: Public Works does not maintain turf in the park strip in locations where it is not associated with lot frontage. This applies to the portion of the park strip south of Lot 29. The developer will need to provide low maintenance alternative in the park strip in this area, preferably concrete. The latest plans show concrete in this area. OK**

Sheet 4

1. The vacuum sewer is too shallow at the north end of this profile view. The slope has not been shown, but it is clear that it can be laid flatter (minimum slope of 0.2%). Please refer to Note 1 of Sheet 5. **OK**
2. The secondary water service and the storm drain comb box between Lots 28 and 29 are too close together to provide for proper future maintenance. A similar condition exists on the opposite side of the road. Please revise. **OK**
3. A street light will be required along 5350 West (600-foot maximum spacing). The preferred location is in the vicinity of the buffer tank shown on Sheet 5. **OK**
4. **New Comment: The secondary waterline will not be permitted under the curb and gutter as currently shown on this sheet. OK**

Sheet 5

1. The vacuum sewer is shown incorrectly in the profile view on this sheet. It is shown connected to a manhole. It is shown correctly in the plan view except that there are no 90-degree bends in the vacuum sewer. Two 45-degree bends are required. **OK**
2. Regarding the vacuum sewer profile, the maximum lift in the buffer tank is 8 feet, but less lift is preferred. The vacuum main itself typically has 4 to 5 feet of cover. It can be laid at a slope as low as 0.2%. Please consider this design criteria and adjust the vacuum sewer profile accordingly. **A profile view between SSMH#6 and the buffer tank is required in order to ensure that the buffer tank is installed correctly. Please clarify. This view has been provided. OK**

3. A street light will be required along 5350 West (600-foot maximum spacing). The preferred location is in the vicinity of the buffer tank shown on this sheet. **OK**
4. Public Works does not want to have the storm drain pipe between the combo box and the catch basin installed at an angle as shown on this sheet. Please revise. **OK**
5. Similar to Note 2 for Sheet 4 above, there are utility services and storm drain structures planned too close to each other that will not be acceptable to Public Works as shown. **OK**

Sheet 6

1. **New Comment: Public Works has notified Hooper Irrigation that the secondary water sump drain will not be permitted in the park strip. If it is still needed, it will have to be relocated well behind the sidewalk within the irrigation easement. Please modify. The sump has been removed and a drain valve has been provided elsewhere. OK**

Sheet 7

1. Please label the contours in the detention basin. **OK**
2. How will the improved temporary turn-around (pavement) interact with the detention basin embankment and landscaping? Please clarify. **The developer has indicated that the temporary turn-around will not encroach on the detention basin as shown in the Landscape Plans. There still appears to be a need for some additional grading between the sidewalk and the detention basin for the temporary turn-around. OK**
3. Provide warning signs at the end of the street. **OK**
7. The grading at the end of the roadway is shown transitioning back to adjacent grade on private property. Has that permission been granted? **The developer has indicated that the plan is to obtain permission from the adjacent landowner. The City will need to have a copy of a slope easement associated with this permission. The response provided is that the developer is in the process of purchasing the adjacent property to the west. The drawings have not been changed and Public Works cannot recommend final approval until there is a current method proposed to deal with the grade differences at this location. This comment is no longer applicable since the developer has purchased the adjacent property | question. OK**
- 8.
4. An electrical service will be required at the detention basin to run the irrigation system for the basin. **OK**
5. **New Comment: The detention basin is 4 feet deep which is typically right at the point where standing groundwater becomes a concern. Public Works is willing to sacrifice some depth in the basin in order to ensure that the turf in the basin is not always wet and can be mowed. This will be determined in the field during construction. OK**

Sheet 8

1. A street light is required at the intersection. **OK**
2. The secondary water drain sump is not acceptable in the park strip as shown due to utility space concerns associated with a 4-foot manhole and the proximity of the gravel sump to roadway improvements. It will also not be permitted in the roadway. We have notified Hooper Irrigation of this matter and asked them to respond in their review of the improvement plans. **The plan has been revised. OK**

Sheet 9

1. Hooper City does not want to receive runoff from UDOT's highway into its storm drain and detention basins. A plan to handle the highway drainage as it has historically been handled is required. **The plan has been updated. However, the plan shows the west end of the storm drain emptying into an irrigation ditch. The drain ditch is on the south side of 4000 South. Please clarify. Regarding the storm drain itself, the City will rely on UDOT for approval of the drainage plan in the state highway. The developer is planning to empty the storm drain into the existing ditch on the north side of the highway. This is acceptable to the City as long as UDOT has no objections. OK**

Sheet 10

1. We are unable to correlate the storm drain outfall line and the elevations shown for EXSDMH and the elevations shown for the corresponding storm drain manhole in the Silver Saddle Subdivision. Please clarify. **The response to this comment from the developer is to "see Sheet 11 on Silver Saddle Subdivision." Sheet 11 in the set of plans that the City has is part of the SWPPP. Sheets 7 and 9 show the storm drain piping through an easement in Lot 19 of Silver Saddle. We are still unable to correlate this with what is shown in Morning Meadows. It will be necessary to show a portion of Silver Saddle Subdivision in these plans so that the storm drain correlation between the two developments can clearly be seen. A new drawing was provided to show the relationship between the storm drain outfall from Morning Meadows and Silver Saddle Subdivisions. There is still a problem between the two sets of plans. The storm drain manhole at the property boundary on the Silver Saddle plans show a rim elevation of 4235.00 and an invert elevation of 4229.74. These elevations do not match the elevations shown on Sheet 10.1. Please clarify. This has been corrected. OK**
9. Has there been an agreement between the developers of the Silver Saddle Subdivision and the Morning Meadows Subdivision regarding the construction of the outfall piping mentioned in Note 1 above? **The response to this comment indicates that the developer is working on this agreement. It will be required for Final Plat approval. The developer has again indicated that the agreement is in progress. Without this agreement in place, this subdivision does have a storm drain outfall and Public Works cannot recommend Final Plat approval. This comment is not longer applicable since the developer has purchased the adjacent property I question. OK**
2. The control box detail does not match city standards. This has been a comment of other recent improvement plans. Revised details have been provided to the City that would apply here as well. **Per the City standards, there must be a slight elevation difference between the invert elevation of the pipe into the control box and inlet into the detention basin so that nuisance water (sprinkler runoff, etc.) will pass and not**

needlessly enter the detention basin. In addition, the slide gate must be galvanized.

OK

10. Regarding the raised roadway and the grading referenced in the Note 4 for Sheet 8, what additional improvements are being proposed to address the grade difference anywhere along the west side of the subdivision, in particular along the detention basin and Lot 20? The developer has indicated that the plan is to obtain permission from the adjacent landowner. The City will need to have a copy of a slope easement associated with this permission. The response provided is that the developer is in the process of purchasing the adjacent property to the west. The drawings have not been changed and Public Works cannot recommend final approval until there is a current method proposed to deal with the grade differences at this location This comment is not longer applicable since the developer has purchased the adjacent property I question.
OK
3. We know that Hooper Irrigation Company has provided comments regarding the irrigation pipeline that is proposed along the north and west sides of this subdivision. We do not see anything to indicate how the irrigators are supposed to gain access to their turnout boxes that are shown on private lots and will likely be on the opposite side of the fence from the irrigated field. This does not seem like a plan that will be acceptable to those who still run the piped irrigation ditches. The City has stated throughout the Preliminary Plat Phase that we expect to see written documentation stating that the proposed improvements are acceptable to the ditch users. This is still required. The response to this comment indicates that the developer is working on this issue with Hooper Irrigation and landowners. This will be required for Final Plat approval. The developer has indicated that this is in progress. Having written documentation from ditch users that the plans for handling irrigation ditches is still required for the Planning Commission to recommend Final Plat approval to the City Council. The City has received signed documentation from water users indicating that they have reviewed the plans and agree with the irrigation plans as shown. OK
4. New Comment: Based upon a meeting with the City, the developer, irrigators and others on May 14th, the control of irrigation water along the north side of the subdivision needs to be changed. IRRBOX#4 is still required, but will not house any of the control headgates. The west control headgate will be in IRRBOX#5 and the north control headgate will be located 10 feet into the Thompson property north of IRRBOX#4. This will allow for headgate access that does not require access through a subdivision lot. Any questions regarding this issue can be addressed by the developer or the irrigators. The plans have been updated. IRRBOX#5 is intended to be on the City's side of the fence so that access isn't needed through private property. Please modify. The written documentation noted in Comment 5 above applies to these changes as well. The location of IRRBOX#5 has been changed so that it is accessible through public property at the detention basin. OK
5. New Comment: IRRBOX#1 and IRRBOX#2 are actually drain boxes and should be labelled accordingly. OK
6. The box labelled "New Irrigation Box per Quail Cove" is shown on Sheet 19 with a note to "connect to existing" piping. The box needs to be replaced along with the piping around it. Please clarify. OK

7. **New Comment (for information only): The Morning Meadows Subdivision appears to be advancing in the approval process ahead of the Quail Cove Subdivision noted above. This may represent a delay in the construction of certain items and in the acceptance by Public Works of all subdivision improvements required for building permits. Both subdivisions are progressing. Quail Cove is ahead of Morning Meadows. Timing may still be an issue to be dealt with should it arise. OK**

Other Comments:

1. We do not see any land use separation fencing shown on the current plans. It is likely that the fencing requirements were provided by the City Council during the Preliminary Plat approval process. Contact Mike Fisher if there are any questions. **The developer has indicated that the fence has been added to the plans. We have been unable to identify the fencing on the plans. Please clarify. 6-foot vinyl fencing has been shown on all sides of the subdivision except the east side. Final fence requirements are to be recommended by the Planning Commission at the final approval stage. OK**

2. The following note was included in the Preliminary Plat review memos. We do not recall ever receiving a response:

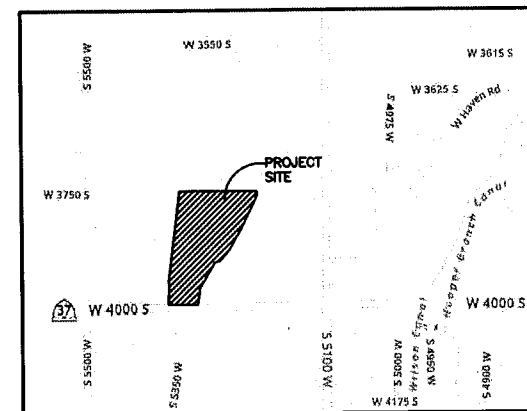
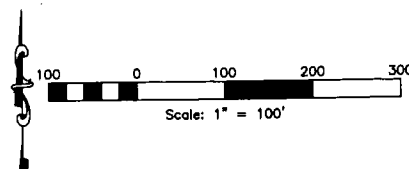
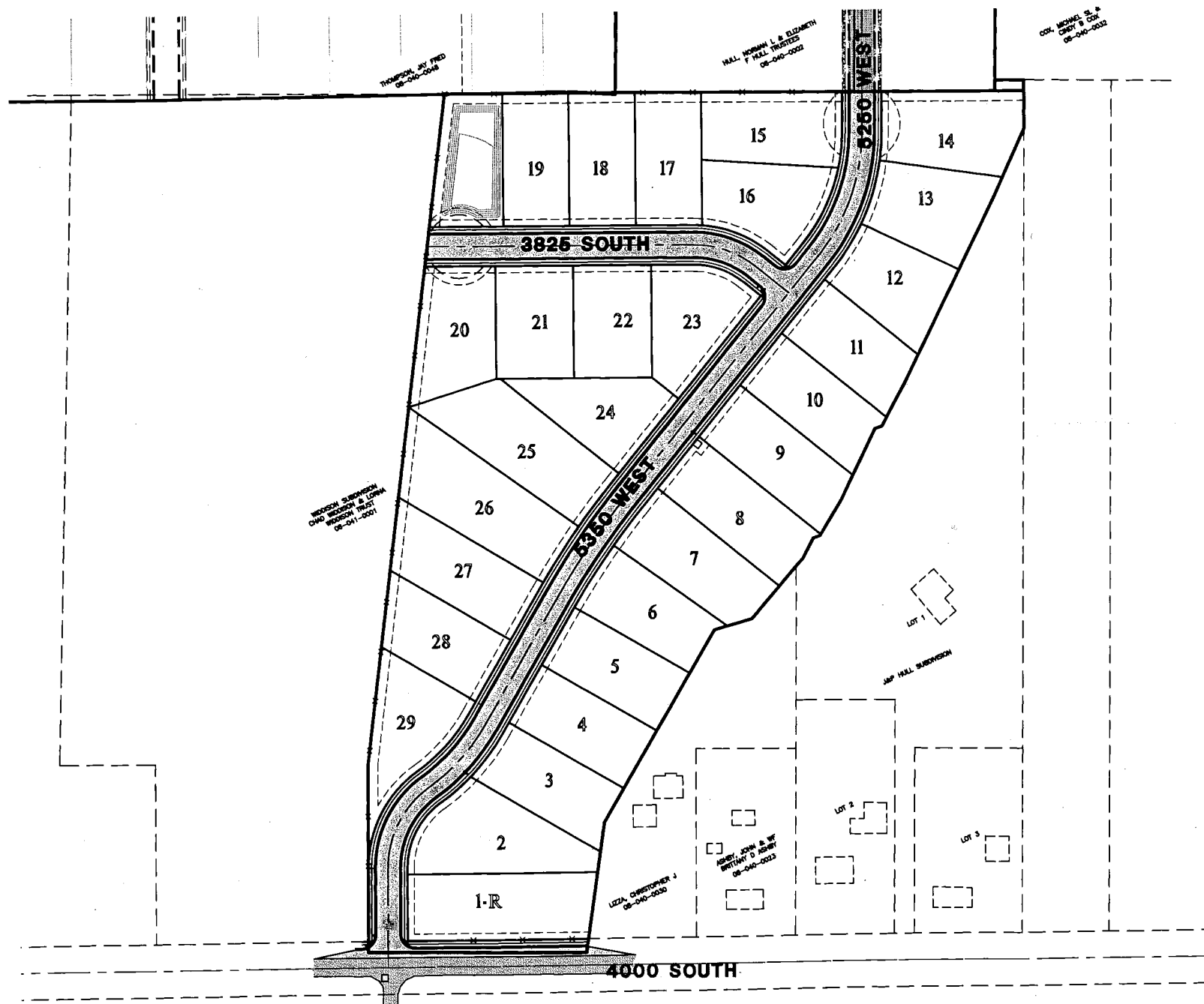
*The City has received documentation indicating that the developer has applied to UDOT for approval for the new access onto SR_37 (4000 South) at 5350 West. A traffic study has also been submitted to UDOT with a copy to the City. Documentation indicating UDOT approval of the access and street frontage improvements is required for Final Plat approval. The developer has indicated that UDOT has given final approval. Written documentation is still required. **The developer has indicated the UDOT document was included in this submittal to the City. It is possible that the City staff did not receive this document. Apparently, it is available and will be provided to the City This comment will be addressed in the next review. This documentation from UDOT has been provided. OK***

3. Landscaping plans for the detention basin are being reviewed. Comments will be provided in a subsequent memo. Landscape plans are acceptable as submitted. OK
4. **New Comment: Please be aware that the City is now requiring that frontage along arterials such as the state highways be improved by developers to include vinyl fencing and rock mulch on weed fabric (or concrete) in the park strip. This will apply to this development as well. OK**

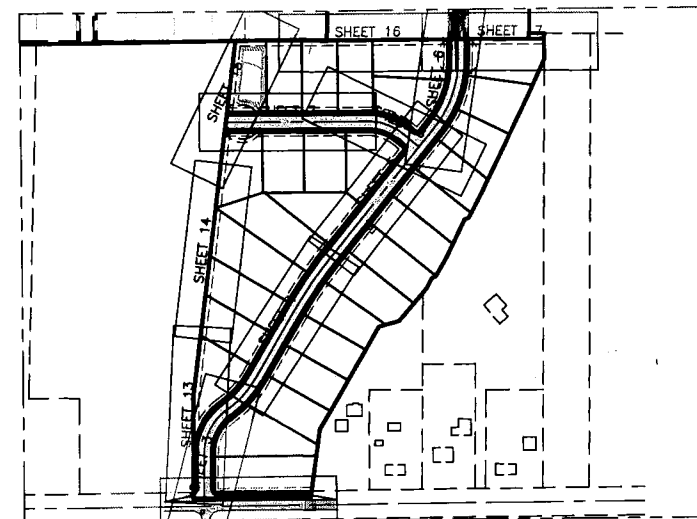
Public Works and Engineering recommend this subdivision for Final Plat approval.

1. 11/04/19 KE COMPLETED DESIGN FOR CLIENT & CITY REVIEW
2. 12/19/19 KE - UDOT COMMENTS
3. 01/06/20 KE - COMMENTS FROM TAYLOR WEST WEBER WATER
4. 02/05/20 KE FIRE HYDRANT UPDATE
5. 02/05/20 NF REVISED IRRIGATION PER COMMENTS.
6. 03/03/20 NF REVISED DRAINAGE ALONG 4000 S. PER UDOT COMMENTS.
7. 03/13/20 NF RELOCATED IRRIGATION TO NEIGHBORING PROPERTY.
8. 03/24/20 KE - CITY COMMENTS DATED 3/19/20.
9. 05/26/20 KE - CITY COMMENTS DATED 5/15/20.
10. 07/29/20 NF REVISED WATER CONNECTION TO EXISTING.

HOOPER CITY, WEBER COUNTY, UTAH
JANUARY 2020



Vicinity Map
NOT TO SCALE



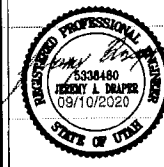
Sheet Index Key Map
NOT TO SCALE

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - 5350 West 0+00.00 - 4+50.00
Sheet 4 - 5350 West 4+50.00 - 9+30.00
Sheet 5 - 5350 West 9+30.00 - 14+10.00
Sheet 6 - 5350 West 14+10.00 - 16+45.10
Sheet 7 - 3825 South 17+00.00 - 21+50.00
Sheet 8 - 3825 South 21+50.00 - 23+20.00
Sheet 9 - 4000 South 24+00.00 - 28+50.00
Sheet 10 - Grading & Drainage Plan
Sheet 10.1 - Storm Drain Outfall
Sheet 11 - Utility Plan
Sheet 12 - Details
Sheet 12.1 - Details
Sheet 13 - Storm Water Pollution Prevention Plan Exhibit
Sheet 14 - Storm Water Pollution Prevention Plan Details
Sheet 15 - Irrigation 4+75.00 - 9+50.00
Sheet 16 - Irrigation 9+50.00 - 14+30.00
Sheet 17 - Irrigation 14+30.00 - 19+00.00
Sheet 18 - Irrigation 19+00.00 - 23+50.00
Sheet 19 - Irrigation 23+50.00 - 27+18.00
Sheet L1 - Detention Basin Design
Sheet L2 - Irrigation Details
Sheet L3 - Irrigation Details

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Brad Beus
5666 West 4000 South
Hooper City, UT, 84315
PH: (801) 668-2723

Project Manager: Nate Reeve
Project Engineer: Jeremy Draper



Engineer: J. DRAPER
 Drafter: K. FAYES
 Begin Date: 10/14/2019
 Name: MORNING MEADOWS
 SUBDIVISION
 Number: 5497-C

Sheet	19
1	Sheets

Morning Meadows Subdivision
PART OF THE SE 1/4 OF SECTION 6, T.5N., R.2W., S.L.B. & M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

IRA

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Sep. 14th 2028