

PLANNING COMMISSION

5580 W. 4600 S. Hooper, UT 84315

Thursday, November 12, 2020

7:00 PM

AGENDA

WORK MEETING WILL BEGIN AT 6:30 PM

The agenda for the meeting consists of the following:

CALL TO ORDER

PLEDGE OF ALLEGIANCE AND REVERENCE

APPROVAL OF THE MINUTES

- [1.](#) Planning Commission meeting minutes from October 8th, 2020, draft

CITY BUSINESS

- [2.](#) **Public Hearing** - Conditional Use Permit- Oversized Structure- Arrant, Michael – 6365 W. 4800 S. (2,544 sqft)
- [3.](#) **Public Hearing** - Rezone - R1 to R2; Fielding - approx. 4600 S. 6300 W. 2.5 acres
- [4.](#) **Public Hearing** - Final Approval - Country View Subdivision; Phase 2, Twenty-One (21) lots, 5500 South and 5700 West (4.4 acres)

CITIZENS COMMENTS *(Limited to (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.)

PLANNING COMMISSION

5580 W. 4600 S. Hooper, UT 84315

Thursday, September 10, 2020

7:00 PM

MINUTES

WORK MEETING WILL BEGIN AT 6:30 PM

PRESENT: Chairman Mary Simpson, Commissioner Nathan Platt, Commissioner Amanda Prince, Commissioner Bryce Wilcox, Commissioner Jacob Draper, City Engineer – Tracy Allen

Excused: Attorney - Brandon Richards

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/137bcxB7U90>

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

WORK MEETING: Agenda and line items reviewed. 0:00:01

The agenda for the meeting consists of the following:

CALL TO ORDER

Chairman Simpson called the meeting to order. 0:29:30

PLEDGE OF ALLEGIANCE AND REVERENCE

Reverence: Commissioner Wilcox

Pledge: Commissioner Platt

APPROVAL OF THE MINUTES

The minutes for the September 10th, 2020 Planning Commission meeting were reviewed.

MOTION 0:31:35 made by Commissioner Draper to approve the September 10th, 2020 meeting minutes. Seconded by Commissioner Wilcox.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox, Commissioner Draper
Motion carried.

APPROVAL OF THE MINUTES

The minutes for the September 22nd, 2020 Planning Commission meeting were reviewed.

MOTION 0:33:20 made by Commissioner Platt to approve the September 22nd, 2020 meeting minutes. Seconded by Commissioner Prince.

Voting Yea: Commissioner Platt, Commissioner Prince, Commissioner Wilcox, Commissioner Draper
Motion carried.

CITY BUSINESS

3. Conditional Use Permit- Oversized Structure- McCormick, Todd – 5340 W. 4600 S. (5,400 sqft)

Staff Overview: [0:34:11](#)

Todd McCormick, property owner, available for discussion.

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing. No comments. Comment closed.

MOTION [0:37:32](#) made by Commissioner Wilcox to approve the Conditional Use Permit for the oversized structure; Todd McCormick; 5340 W. 4600 S., 5,400 sqft.

Seconded by Commissioner Platt.

Voting Yea: Commissioner Draper, Commissioner Prince, Commissioner Wilcox and Commissioner Platt.

Motion Carried.

4. Conditional Use Permit- Oversized Structure- Wright, Jordan – 6227 W. 4700 S. (2,352 sqft)

Commission Overview: [0:38:08](#)

Jordan Wright, property owner, available for discussion.

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing.

Gary Weaver made the following comments: [0:43:33](#)

- Spoke against approval of the oversized structure.

Chairman Simpson made of call for additional comments. No comments. Comment closed.

MOTION [0:45:06](#) made by Commissioner Platt to approve the Conditional Use Permit for the oversized structure; Jordan Wright; 6227 W. 4700 S., 2,352 sqft.

Seconded by Commissioner Wilcox.

Voting Yea: Commissioner Draper, Commissioner Prince, Commissioner Wilcox and Commissioner Platt.

Motion Carried.

5. Conditional Use Permit- Oversized Structure- Lemus, Jorge – 4909 W. 5805 S. (1,920 sqft)

Commission Overview: [0:45:45](#)

Jorge Lemus, property owner, available for discussion.

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing. No comments. Comment closed.

MOTION [0:49:42](#) made by Commissioner Wilcox to approve the Conditional Use Permit for the oversized structure; Jorge Lemus; 4909 W. 5805 S., 1,920 sqft.

Seconded by Commissioner Prince.

Voting Yea: Commissioner Draper, Commissioner Prince, Commissioner Wilcox and Commissioner Platt.

Motion Carried.

6. Public Hearing- Rezone- R1 to R2 – H.L. Parker Farms; 6050 S. 6300 W., 18.1 acres

Staff Overview and Discussion: [0:50:18](#)

Beverly Parker Bailey, property owner, spoke to Commission about the rezone request. Stated that they would rescind original request for a 52 acre rezone for the current request of 18.1 acres. [0:54:17](#)

Scott Carlson, subdivision engineer, available for discussion. Spoke in favor of rezone request [0:59:20](#)

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing.

Matt Molleck made the following comments: [1:09:19](#)

- Spoke against rezoning to smaller lots.

Scott Carlson made the following comments: [1:11:46](#)

- Gave clarification to the Council about what the subdivision may look like.

Sheldon Greener made the following comments: [1:12:41](#)

- Question on Agriculture Overlay.
- Lot values

Mayla Parker made the following comments: [1:17:07](#)

- Spoke in favor of rezone.

Chairman Simpson called for additional comments. No comments. Comment closed.

Commission Discussion: [1:18:58](#)

Commission continued discussion on rezone and items brought up in public comment.

MOTION [1:45:01](#) made by Commissioner Platt to recommend approval of the rezone for H.L. Parker Farms 18.1 acres; 6050 S. 6300 W. to the City Council. Seconded by Commissioner Draper.

Voting Yea: Commissioner Platt, Commissioner Draper

Voting Nay: Commissioner Prince, Commissioner Wilcox

Tie Vote: Chairman Simpson “Yea”

Motion Carried.

7. Public Hearing- Final Approval- Morning Meadows Subdivision; Twenty-nine lots (29) lots, 4000 South and 5350 West, (18.3 acres)

Staff Overview: [1:49:05](#)

Brad Beus, property owner, available for discussion. [1:54:17](#)

Commission discussed requirement for land use fence, Developer will put in work with property owner to put in fence. [1:56:28](#)

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing.

Sheldon Greener made the following comments: [2:11:03](#)

- Spoke in favor of stub street.

Joe Lee Taylor made the following comments: [2:12:07](#)

- Concerned about irrigation water runoff.

Cindy Cox made the following comments: [2:12:52](#)

- Spoke in favor of stub road.

Luis Meyer made the following comments: [2:20:03](#)

- Spoke against changing plat for turn around.

Brad Bues made the following comments: [2:24:11](#)

- Spoke against stub road.

Cindy Cox made the following comments: [2:27:45](#)

- Spoke in favor of good city planning.

Joe Lee Taylor made the following comments: [2:28:43](#)

- Concerned about irrigation water runoff.

Chairman Simpson called for additional comments. No comments. Comment closed.

MOTION [2:32:13](#) made by Commissioner Platt to recommend final approval of the Morning Meadows Subdivision; 29 lots; 4000 South and 5350 West to the City Council with the turnaround moved to the adjacent property to the west. Seconded by Commissioner Draper.

Voting Yea: Commissioner Platt, Commissioner Draper, Commissioner Prince, Commissioner Wilcox
Motion Carried.

Chairman Simpson made a call for additional citizen comment.

Sheldon Greener made the following comments:

- Spoke about concern on General Plan and the R2 overlay.

Chairman Simpson called for additional comments. No comments. Comment closed.

ADJOURNMENT

9:07 PM

Motion made by Commissioner Prince, Seconded by Commissioner Wilcox.

Voting Yea: Commissioner Platt, Commissioner Draper, Commissioner Prince, and Commissioner Wilcox.

Hooper City

5580 W. 4600 S.

Hooper, UT 84315

Office 732-1064 - Fax 732-0598

Fee: \$200.00

Total sq. ft. of Structure

2544 including Lean-to

Date Submitted 10/06/2020

Conditional Use Permit Oversized Structure

Print Applicant Name: Michael V. Arrant

Address: 6365 W. 4800 S. Hooper, UT 84315

Phone #: 801- [REDACTED]

Day Time Phone #: 801- [REDACTED] Email: [REDACTED]

@yahoo.com

☒ Provide site plan drawings including all of the following: (Site plan must be to scale).

- Map of property showing adjacent streets
- Building dimensions and distance from other structure
- Distance from property lines. (The drip edge must be at least 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 feet.)
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

☒ What will the structure be used for? Vehicle & RV Storage

☒ Will any plumbing be installed in the structure? Yes No ☒

☒ Will any electricity be installed in the structure? Yes ☒ No

☒ Will structure be used for a business? Yes No ☒

If yes, have you applied for a business license with Hooper City? Yes No

Explain:

☒ Provide stamps and mailing addresses not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). The addresses must be typed and printed on address labels, not hand written. Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us, then go to Geo Gizmo. It will pull up a map. Outline the area you want, then use the tool bar at the bottom of the screen to get parcel information and mailing addresses. Also, bring in a copy of the map you used with the parcels marked that the addresses came from.

Please address these issues on the back of this application.

Traffic problems N/A Safety issues N/A Noise N/A Parking N/A
Fencing N/A Pollution N/A Odors N/A Design N/A - Back of Paper
Business operation N/A Use of structure Back Easements Back 10 ft of property
of Paper

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: Michael V. Arrant Date: 10/06/2020

Name of Applicant Michael V. Arrant

Approval Date: _____

Disapproval Date: _____

Planning Commission Chairman

Comments/Conditions: _____

PT OF THE S.W. 1/4 OF SECTION 12, & PT OF THE N.W. 1/4 OF SECTION 13, T.5N., R.3W., S.L.B. & M.

97

WAY-LOWE ESTATES

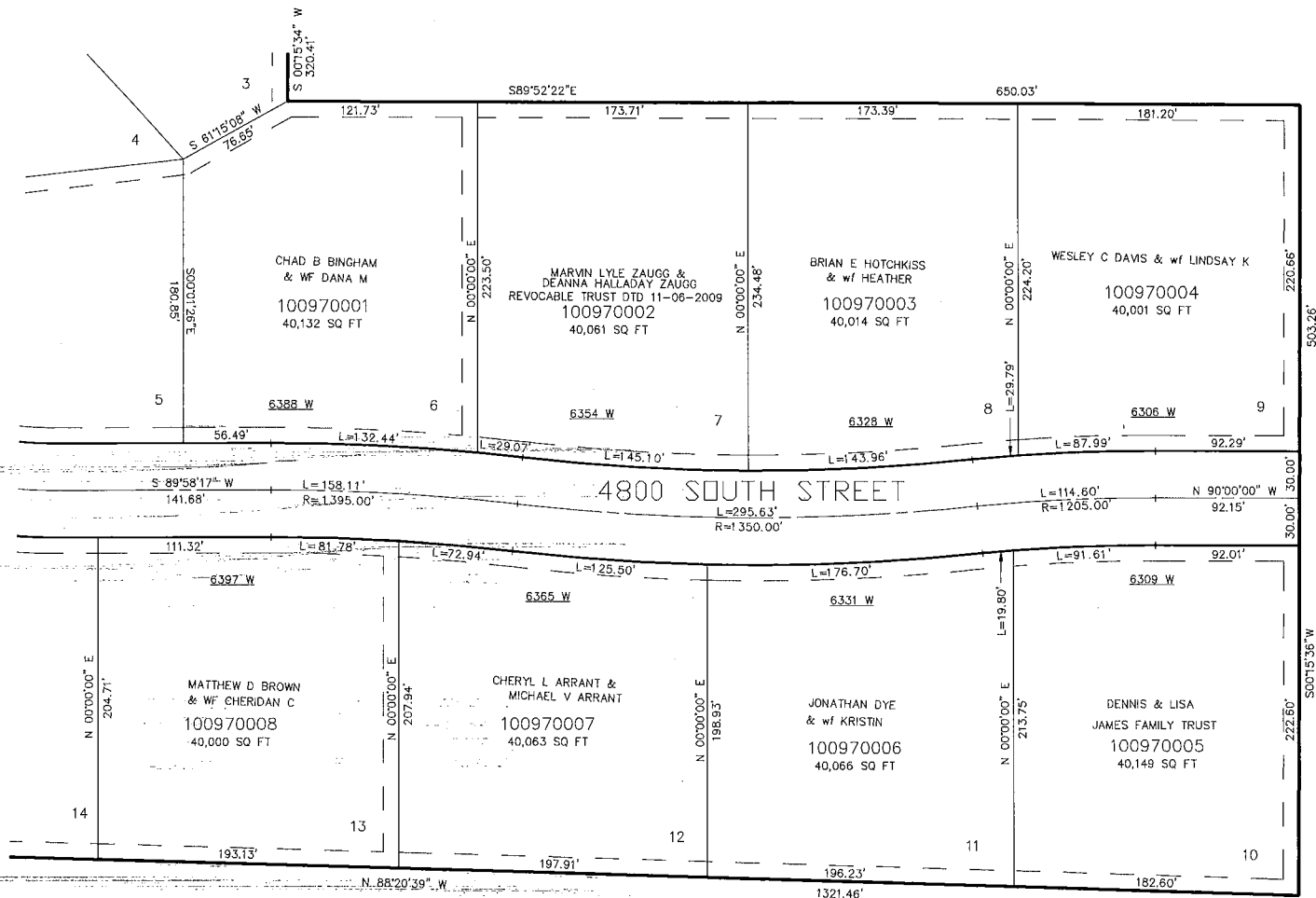
IN HOOPER CITY

TAXING UNIT: 376

SCALE 1" = 60'

SEE PAGE 11

SEE PAGE 96



SEE PAGE 11

6300 WEST ST

SEE PAGE 13

SEE PAGE 13

10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN.

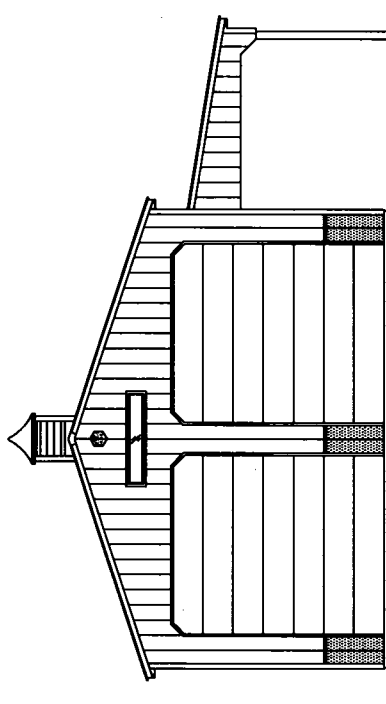
FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 55, PAGE 99 OF RECORDS.

DRAWING NOTES

- DESIGN ACCORDING TO THE 2015 IBC.
FOR SPECIFICATIONS NOT SHOWN REFER TO THE 2015 IBC.
- DESIGN CATEGORY: RISK CATEGORY I - LOW RISK
- SEISMIC CRITERIA:
DESIGN CATEGORY D
SOIL SITE CLASS D (ASSUMED)
R = 2.5 (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)
SS= 1.005g, SI= 0.339g, SD5= 0.735g, SD1= 0.389g
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
BASE SHEAR= 7113 LBS
- WIND LOAD:
ULTIMATE WIND DESIGN SPEED: 105 MPH 3 SEC. GUST
(RISK CATEGORY I, 2015 IBC FIGURE 1609.3(3))
TERRAIN EXPOSURE C
- SNOW LOAD:
SITE ELEVATION: 4230 FT
GROUND SNOW LOAD: 33 PSF
ROOF DESIGN SNOW LOAD: 30 PSF MAIN, 31 PSF PORCH
- DEAD LOADS:
ROOF STRUCTURE 4 PSF
WALLS 4 PSF
- ROOF LIVE LOAD: 20 PSF
- FROST DEPTH: 30 IN
- CONCRETE FOUNDATION NOTES:
1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:
FOOTINGS: 3000 PSI
2. SLABS ON GRADE: 3000 PSI REQUIRED, 3500 PSI RECOMMEND
3. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
4. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
5. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
6. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.
- SOILS AND EXCAVATION:
7. NO SOILS REPORT PROVIDED - STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
8. ALLOWABLE BEARING PRESSURE: 1500 PSF
9. NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED MINIMALLY DURING EXCAVATION.
10. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
- GENERAL:
11. PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE. WHERE DETAILS ARE NOT SPECIFIED, TYPICAL DETAILS AS SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET SHALL APPLY.

BEEHIVE BUILDINGS

MIKE ARARRANT BUILDING



		ENGINEER STAMP	
DATE		09/09/2020	
DRAWING INDEX			
SHEET	DESCRIPTION		
00	COVER SHEET		
01	FOUNDATION PLAN		
02	FLOOR PLAN		
03	ROOF PLAN		
04	GIRT PLAN		
05	ELEVATIONS		
06	PANEL LAYOUT		
07-09	DETAIL SHEETS		
DRAFTING & ENGINEERING			
MOUNTAIN POINT ENGINEERING			
CONTACT: DEREK LLOYD			
DEREK@MOUNTAINPOINTENGINEERING.COM			
PHONE: 801-450-5332			
CONTRACTOR			
BEEHIVE BUILDINGS			
CONTACT: GARRETT NICHOLS			
GARRETT@BEEHIVEBUILDINGS.COM			
PHONE: 801-529-4222			
BUILDING INFORMATION			
SITE INFORMATION:			
ADDRESS:			
6365 W 4800 S			
HOOPER, UTAH			
BUILDING INFORMATION:			
DIMENSIONS: 30' x 80'			
TOTAL SQUARE FOOTAGE: 2544 S.F.			
MAIN BUILDING: 1800 S.F.			
LEANS: 744 S.F.			

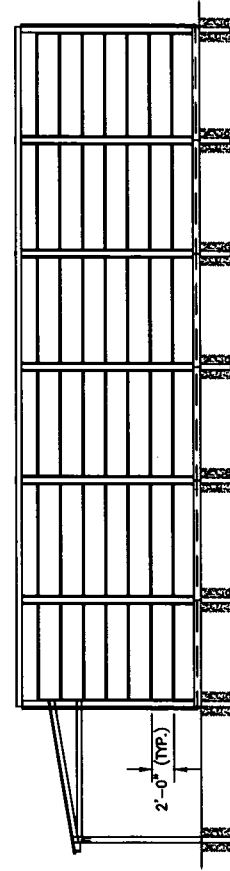




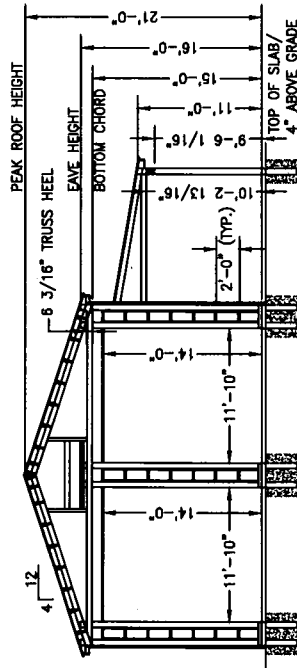
ENGINEER STAMP



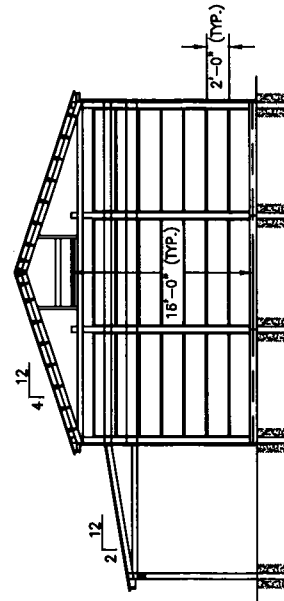
SIDE GIRT WALL - WEST



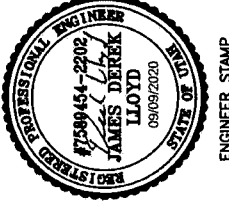
SIDE GIRT WALL - EAST



GABLE END GIRT WALL - NORTH



GABLE END GIRT WALL - SOUTH



ENGINEER STAMP

ELEVATIONS

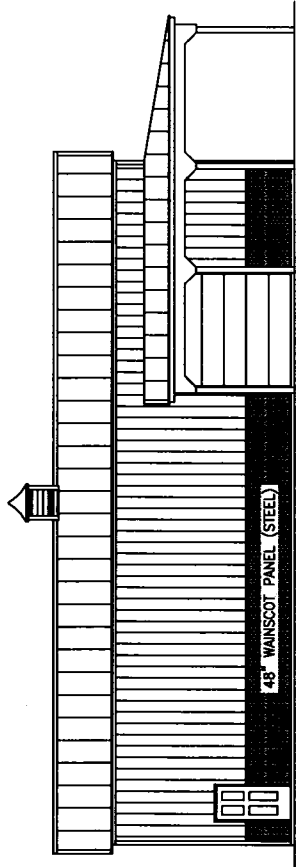
MIKE ARRANT BUILDING
HOOPER, UTAH

PROJECT
B179

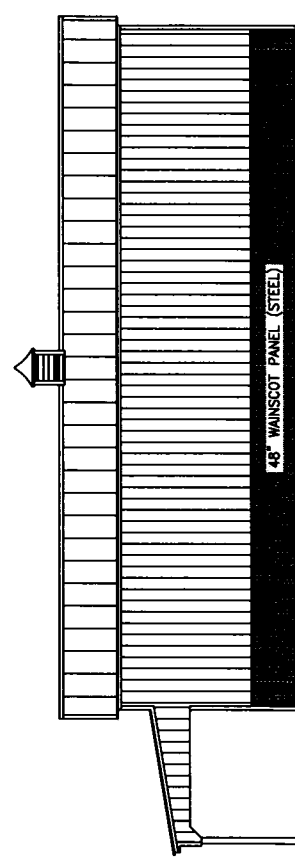
SCALE
3/32" = 1'-0"

DATE
09/09/2020

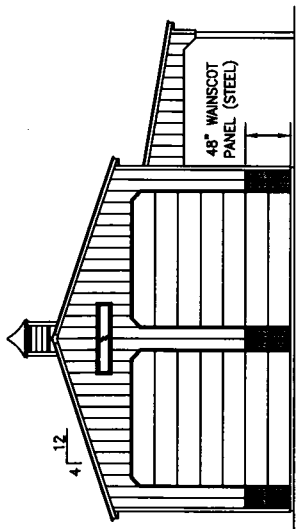
SHEET
05



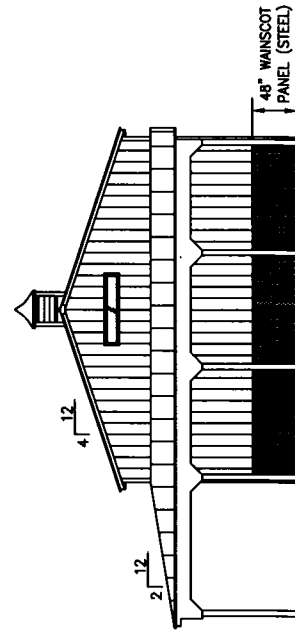
SIDE ELEVATION - WEST



SIDE ELEVATION - EAST



GABLE END ELEVATION - NORTH



GABLE END ELEVATION - SOUTH

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

Date Submitted 7/29/20

ZONING MAP

Petition No. _____ Parcel No. 10-011-0027

Date Submitted 7/29/20

Address of Site 4600 S. 6300 W Hooper UT 84315

Applicant's Name Robb Miles Construction / Miles & Homes

Phone Number 801-251-7750 Fax No. _____

Address 335 W 2000 S Perry UT 84302 Email [redacted]@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: 1 Acre Present Use of Property: Agricultural

Proposed Zoning of Property: 1/2 Acre Proposed use of Property if Property is Re-zoned (explain in detail) _____

Residential Building lots

Acreage of Property: 2.5 Reason why Re-zoning is Requested: To build

Residential homes to sell

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

Signature of Applicant Robb Miles Brandt Miles

Signature of Property Owner [redacted]

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

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Date Submitted 7/29/20

ZONING MAP

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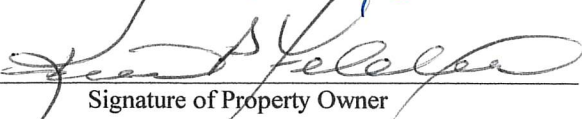
Residential homes to sell

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

Signature of Applicant Tom Miles Brandt Miles

Signature of Property Owner [Signature]

I authorize Robb Miles/Brandt Miles to act as my representative in all matters relating to this applications.


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

Hooper City

Kevin Fielding Property Rezone

City Form - Questions/Answers

- A. It should be changed to fit the master plan approved lot sizes of ½ acre lots so it can accommodate residents in Hooper better for a building lot and more affordable for residents being ½ acre vs the 2.5 acres it is currently.
- B. This change is in harmony with the city Master plan since it will be divided into more usable acreage from 2.5 Acres to .5 acre lots which will be a good size for a building lot and to manage for purchasing residents. It maintains large ½ acre lots to allow the area to stay open and spread out preserving the great appeal and feel Hooper has to offer. It also makes the ground affordable for residents to purchase in Hooper without it being so large and not usable.
- C. This is in agreeance wit Master City Plan
- D. This change is in both the public interest and ours as the applicant/Developer and builder. It makes ground more affordable being divided into ½ acre lots for residents to purchase a home on and it benefits us to be able to build a home to sell for our business as we are a home builder and build and sell custom homes. The homes will be custom homes not track homes and will be the latest in design and architecture and will be appealing to the residents and also improve home values for those around the area having these nice homes around them. We see it as a win/win for all parties involved and affected by this development. It extends what was recently developed on the piece of land that is to the east of it and will finish off the corner nicely and look presentable and finished to the residents around.

We appreciate your help and consideration in getting this project approved.

Sincerely,

Robb Miles Construction

Miles & Homes LLC

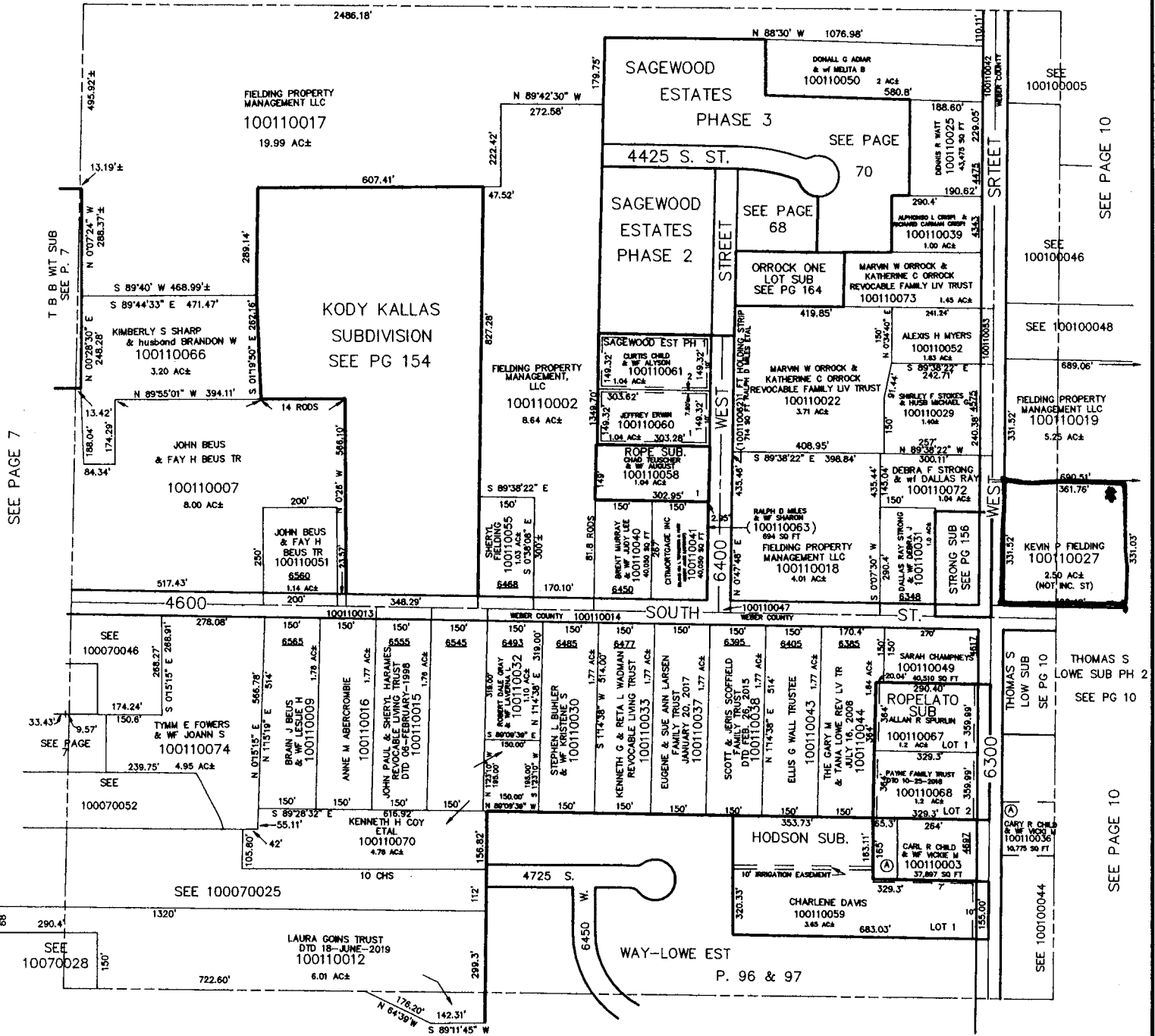
SW. 1/4
SECTION 12, T.5N., R.3W., S.L.B. & M.

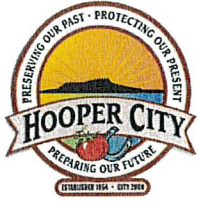
IN HOOPER CITY
SCALE 1" = 200'

TAXING UNIT: 376

SEE PAGE 9

11





Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: hoopercity@hotmail.com Website: hoopercity.com

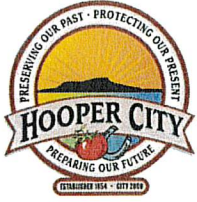
Memo

To: Jay Stocking, Sierra Homes
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Tracy Allen
Date: October 29, 2020
Re: Country View Estates Phase 2 – Final Plat Review

The City Staff has completed its third review of the Country View Estates Subdivision, Phase 2. The purpose of this subdivision is to create twenty-one (21) patio homes in the second phase of this development on approximately 4.4 acres. The proposed Phase 2 conforms with the phasing plan approved during the Preliminary Plat approval process completed in 2016. This property is zoned High Density Residential – Patio Zone. Comments from the previous reviews are included below. Comments from this review are shown in **red text**.

Plat

1. The plat boundary closes and matches the written boundary description. **OK**
2. There is no line data tabulated for Lines L43 to L83. **Updated - OK**
3. We would prefer not to use the term "P.R.U.D." in the subdivision name. While this is the nature of this development, the High Density Residential – Patio Zone and the High Density PUD Zone in Hooper are distinct and have separate zoning requirements. The name on the plat as currently shown may cause confusion regarding the zoning requirements for this patio home neighborhood. (The Surveyor's Certificate and the Owners Dedication refer the plat as simply "Country View Estates Phase 2." **Updated - OK**
4. The Owners Dedication must indicate that dedication is "to Hooper City" for public spaces. **Updated - OK**



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: hoopercity@hotmail.com Website: hoopercity.com

5. The Owners Dedication refers to Parcels A & B to be dedicated to the Home Owners Association. We don't see those parcels identified on the plat and assume that all property that is not a "building pad" or public street is owned and maintained by the HOA.

Updated - OK

6. Signature blocks for Hooper Water Improvement District and Hooper Irrigation Company are required on the plat. The signature block for the Hooper City Council is not required.

OK

7. Street names are required on the plat as follows: **OK**

East-West street – 5600 South

Western small cul-de-sac – 5675 West

8. Please update the date on the plat. **OK**

9. Addresses for Lots 29 to 32 need to change from "W" to "S." **OK**

10. Address for Lot 27 should be 5662 S. Address for Lot 28 should be 5674 S. **The address for Lot 27 says "5562" instead of "5662". Updated - OK**

Improvement Plans

Sheet 6

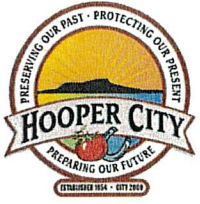
1. Update the drawing title with the street name. **OK**

2. Move the streetlight to the opposite side of the cul-de-sac to reduce congestion where it is currently shown. **OK**

3. There must be 10 feet of separation between sewer and water services for Lot 31. **OK**

4. Show the proposed service lateral locations all the way to Lots 27 and 28. **This comment was intended to refer to Lots 29 and 30. There still appears to be on too few sewer laterals shown. Please clarify. Updated - OK**

5. The sewer lateral for Lot 33 is shown connected to the waterline. **OK**



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6. In the profile view, show the road profile all the way to the end of the cul-de-sac.

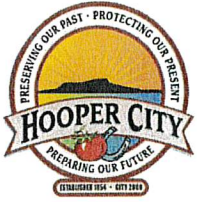
OK

Sheet 7

1. Update the drawing title with the street name. **OK**
2. There are three locations on this sheet in Phase 2 where the culinary and secondary water lines are shown passing each other in the same location. Regardless of what those water entities have required in their reviews, Public Works will not permit this. **OK**

Sheet 9

1. What is intended for grading in the southwest corner of the subdivision in the area identified as "common area" where the retaining walls abruptly? This area has been included in the Development Agreement as a location for a tot lot and must function as such. The response from the developer states that **"the grading shown in the southwest corner of the subdivision is the existing grade of the site. The tot lot will be installed in a manner that will make it functional and this area will be leveled for that installation."** In order for Public Works to see how that transition to this lower area is planned from Lot 33 (where the Finish Floor Elevation is 7 feet higher than the existing grade and the Top of Concrete at the end of the driveway is 5 feet higher than existing grade) and from Lot 32 (where the Finish Floor Elevation is 5 feet higher than the existing grade), more grading detail is required. How are the adjacent properties on the south and west being considered beyond the end of the retaining walls as the transition to the existing grade in this area is made? **Additional retaining wall has been added - OK**
2. The irrigation piping along the north side of Lots 27, 28 and 29 (currently identified as SD) was installed as a 24" RCP and not 18" RCP as shown. The 24" RCP will connect to an existing 18" pipe in the northwest corner near Lot 29. A transition box will be required. The elevation of the top of the box must be at least as high as the upstream manhole installed near Lot 20. **The pipeline has been updated and the transition box has been added.. The elevation of the upstream manhole has not been shown and will be the developer's responsibility to verify before the transition box is installed. OK**
3. The 24" irrigation pipeline is privately maintained, but no easement is shown on the plat. Please clarify. **A private irrigation easement has been added to the plat. OK**



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Outside Entity Reviews

Hooper City has received copies of utility company and other agency review letters as follows:

Hooper Water Improvement District

A final approval letter has been provided from Hooper Water Improvement District. OK

Weber Fire District

Final approval has been provided by the Fire Marshal. OK

Hooper Irrigation Company

A Final Will Serve letter has been provided by Hooper Irrigation Company. OK

Rocky Mountain Power

A "will serve" letter has been provided. OK

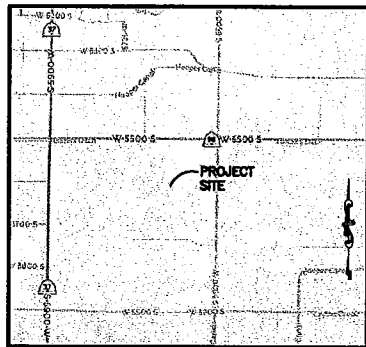
Dominion Energy

A "will serve" letter has been provided. OK

The City Staff is now able to recommend Final Plat approval of this subdivision.

COUNTRY VIEW ESTATES PHASE 2

PART OF THE SW 1/4 OF SECTION 18, T.5N., R.2W., S.L.B. & M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
OCTOBER, 2020



Vicinity Map

SCALE: NONE

Developer:
Sierra Homes
Jay Stacking
470 N 2450 W
Tremonton, UT, 84337

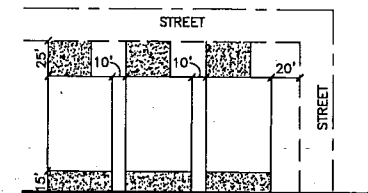
DESIGN SPECS.
TOTAL AREA- 4.42 ACRES
R.O.W.- 0.66 ACRES
BUILDING PADS- 1.45 ACRES
COMMON AREA- 2.28- 53.3%

BOUNDARY DESCRIPTION

PART OF THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF PHASE 1 COUNTRY VIEW ESTATES, SAID POINT BEING N00°11'07"E 842.76 FEET, TO THE CENTER LINE OF 5500 SOUTH STREET N89°24'43"W 901.17 FEET ALONG THE CENTER LINE AND S00°35'17"W 305.36 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE WESTERLY LINE OF PHASE 1 COUNTRY VIEW ESTATES THE FOLLOWING FIVE (5) COURSES; (1) S00°00'06"W 141.67 FEET; (2) S89°55'08"E 309.95 FEET; (3) S00°04'52"W 97.00 FEET; (4) S01°45'34"E 60.03 FEET; (5) S00°04'52"W 107.00 FEET; THENCE N89°55'08"E 682.95 FEET; THENCE N00°04'52"E 66.00 FEET; THENCE S89°55'08"E 116.72 FEET; THENCE N00°48'57"E 339.35 FEET; THENCE S89°59'54"E 249.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 192179 SQUARE FEET OR 4.412 ACRES



TYPICAL BUILDING SETBACKS

25' FRONT ON ARTERIAL, COLLECTOR, LOCAL AND PRIVATE STREET
15' FRONT (ALLEY ACCESS/SIDE LOAD GARAGE)
20' SIDE ON LOCAL STREET
15' REAR

COMMON AREA

20' HOOPER WATER IMPROVEMENT DISTRICT EASEMENT
135.88'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C2	50.00'	79.18'	71.16'	50.65'	S44°33'06"E	90°44'05"
C3	20.00'	48.50'	37.46'	53.39'	S20°27'12"E	138°55'52"
C4	50.00'	219.05'	100.41'	122.96'	S65°09'10"E	228°11'48"
C5	5.00'	7.90'	7.10'	5.05'	S44°27'14"E	90°32'22"
C6	5.00'	7.81'	7.04'	4.95'	S45°32'48"W	89°27'58"
C7	5.00'	7.90'	7.10'	5.05'	S44°27'14"E	90°32'22"
C8	5.00'	7.81'	7.04'	4.95'	N45°32'48"E	89°27'58"
C9	55.00'	4.17'	4.17'	2.08'	N02°59'08"E	4°20'24"
C10	55.00'	49.46'	47.81'	26.55'	N30°44'37"E	51°31'45"
C11	55.00'	28.13'	27.83'	14.38'	N71°09'45"E	29°18'31"
C12	55.00'	33.34'	32.84'	17.20'	S78°48'54"E	34°44'09"
C13	55.00'	8.65'	8.61'	4.33'	S45°56'56"E	9°00'27"
C14	55.00'	28.22'	25.97'	13.36'	S36°46'53"E	27°18'58"
C15	55.00'	69.25'	64.76'	40.06'	S12°56'40"W	72°08'08"
C16	80.00'	11.89'	11.88'	5.96'	S03°28'30"E	8°30'54"
C17	80.00'	20.86'	20.80'	10.49'	S16°10'13"E	14°56'33"
C18	80.00'	30.31'	30.12'	15.34'	S33°29'38"E	21°42'16"
C19	80.00'	28.22'	28.08'	14.28'	S54°27'07"E	20°12'44"
C20	80.00'	18.96'	18.91'	9.52'	S71°20'46"E	13°34'33"
C21	80.00'	18.45'	18.43'	9.26'	S84°01'35"E	11°47'06"
C22	80.00'	7.85'	7.07'	5.00'	N45°04'52"E	90°
C23	5.00'	7.85'	7.07'	5.00'	S44°55'08"E	90°
C24	10.00'	6.65'	6.53'	3.45'	S19°16'52"W	38°06'11"
C25	10.00'	6.65'	6.53'	3.45'	S19°16'52"W	38°06'11"
C26	10.00'	6.65'	6.53'	3.45'	S19°16'52"W	38°06'11"

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION WITH THE DESCRIBED PROPERTY. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". BOUNDARY WAS DETERMINED BY RETRACING A RECORD OF SURVEY, FILE # 4399 IN THE OFFICE OF THE WEBER COUNTY SURVEYOR.

NOTES

- MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- ALL BUILDING PADS ARE PERPENDICULAR TO BOUNDARY LINES, UNLESS OTHERWISE NOTED.

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- SET STREET MONUMENT
- CENTER LINE MONUMENT
- BOUNDARY LINE
- ADJOINING PROPERTY
- ROAD CENTERLINE
- SECTION TIE LINE
- BUILDING PAD
- LIMITED COMMON AREA

Scale: 1" = 40'

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF COUNTRY VIEW ESTATES PHASE 2 IN HOOPER CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HOOPER CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____ 20____

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATE UNITS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT COUNTRY VIEW ESTATES PHASE 2, AND DO HEREBY DEDICATE TO HOOPER CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALL AREAS NOT DEFINED AS PUBLIC ROAD AND BUILDING PADS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIGNED THIS _____ DAY OF _____ 20____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

HOOPER IRRIGATION COMPANY

APPROVED THIS _____ DAY OF _____, 20____,
BY THE HOOPER IRRIGATION COMPANY.

HOOPER IRRIGATION COMPANY

HOOPER WATER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20____,
BY THE HOOPER WATER IMPROVEMENT DISTRICT.

HOOPER WATER IMPROVEMENT DISTRICT

HOOPER CITY ENGINEER

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

DATE

HOOPER CITY ENGINEER

HOOPER CITY MAYOR

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

HOOPER CITY MAYOR

HOOPER CITY RECORDER

HOOPER CITY ATTORNEY

APPROVE AS TO FORM BY THE HOOPER CITY ATTORNEY THIS _____ DAY OF _____, 20____

Webb County Recorder

Entry No. _____ Fee Paid _____

And Recorded, _____

At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Webb County Recorder

Deputy.