

PLANNING COMMISSION

5580 W. 4600 S. Hooper, UT 84315
Thursday, December 10, 2020
7:00 PM

AGENDA

NOTICE is hereby given that the HOOPER CITY PLANNING COMMISSION will be holding a meeting on Thursday, December 10, 2020 starting at 7:00 p.m.

In accordance with the Utah Executive Order for Electronic Public Meetings, all City meetings will be closed to the public and will be conducted via phone or other electronic means until further notice.

Meetings will be broadcast on YouTube and live-streamed
[youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live](https://www.youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live)
Zoom Link: <https://us02web.zoom.us/j/82332656756>

Members of the public wishing to make comments in regard to items on the agenda may do so via email.

- Email: HooperCity@hotmail.com
- Comments must be submitted prior to 5PM on the date of City Meeting.
- In Subject Line add: Public Comment PC Meeting/Date
- The Agenda Item and First & Last name must be included in the email.

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. General Plan Work Session Minutes October 21st, 2020, draft
2. Planning Commission Meeting Minutes November 12th, 2020, draft
3. Planning Commission Meeting Minutes December 1st, 2020, draft

CITY BUSINESS

4. Approval of 2021 Commission Meeting Schedule
5. **Public Hearing** - Final Approval- Osiek Subdivision; One (1) lot, 5526 S. 6700 W
6. **Public Hearing** - Final Approval- Wheeler Subdivision; One (1) lot, 6100 W. 5700 S
7. Approval – Amended Silver Saddle Subdivision; Phase 1, Twenty-Five (25) lots, 3750 South and 5400 West.
8. Approval – Amended Quail Cove Subdivision; Nine (9) lots, 3750 South and 5250 West. (5.7 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- GENERAL PLAN WORK SESSION

5580 W. 4600 S. Hooper, UT 84315

Wednesday, October 21, 2020

6:00 PM

MINUTES

PRESENT

Councilman Cindy Cox

Commissioner Simpson

Commissioner Prince

Commissioner Wilcox

Committee Member Barnes

Mayor Fowers

Public Attendees: Bruce Taylor, Sheldon Greener, Tami Greener

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/qSYUxWlXoVw>

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

The agenda for the meeting consists of the following:

CALL TO ORDER

Commission Chair – Mary Simpson called the work session meeting to order at 6:00 p.m. [0:00:01](#)

WORK SESSION DISCUSSION ITEMS

1. Discussion on Hooper City's General Plan Website, Public Survey and Outreach.

Discussion on the details of the scope for the general plan's public survey and outreach timeline.

ADJOURNMENT

8:34 p.m.

PLANNING COMMISSION

5580 W. 4600 S. Hooper, UT 84315

Thursday, November 12, 2020

7:00 PM

MINUTES

WORK MEETING WILL BEGIN AT 6:30 PM

PRESENT: Chairman Mary Simpson, Commissioner Nathan Platt, Commissioner Amanda Prince, City Engineer – Tracy Allen, Attorney - Brandon Richards

Excused: Commissioner Jacob Draper, Commissioner Bryce Wilcox

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/oano_newIb8

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. 0:16:08

PLEDGE OF ALLEGIANCE AND REVERENCE

Reverence: Commissioner Prince

Pledge: Commissioner Platt

APPROVAL OF THE MINUTES

The minutes for the October 8th, 2020 Planning Commission meeting were reviewed.

MOTION 0:19:02 made by Commissioner Prince to approve the October 8th, 2020 meeting minutes.

Seconded by Commissioner Platt.

Voting Yea: Commissioner Platt, Commissioner Prince.

Motion carried.

CITY BUSINESS

2. Conditional Use Permit- Oversized Structure- Arrant, Mike – 6365 W. 4800 S. (2,544 sqft)

Commission Overview: 0:19:39

Mike Arrant, property owner, available for discussion.

PUBLIC HEARING:

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

MOTION [0:23:59](#) made by Commissioner Platt to approve the Conditional Use Permit for the oversized structure; Mike Arrant; 6365 W. 4800 S., 2,544 sqft.

Seconded by Commissioner Prince.

Voting Yea: Commissioner Prince, Commissioner Platt.

Motion Carried.

3. Public Hearing- Rezone - R1 to R2; Fielding - approx. 4600 S. 6300 W. 2.5 acres

Staff Overview [0:24:46](#)

Robb Miles and Brent Miles, developers, present for discussion. [0:27:16](#)

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing.

Marvin Zaugg made the following comments: [0:34:32](#)

- Questioned if the surrounded parcels would be land locked.

Sheldon Greener made the following comments: [0:36:34](#)

- Spoke of accuracy of current zoning map and importance of city planning.

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

Commission Discussion: [0:38:32](#)

Commission continued discussion on rezone request.

MOTION [0:47:14](#) made by Commissioner Platt to recommend approval of the rezone R1 to R2; Fielding 2.5 acres; 4600 S. 6300 W. to the City Council. Seconded by Commissioner Prince.

Voting Yea: Commissioner Platt, Commissioner Prince.

Motion Carried.

7. Public Hearing- Final Approval- Country View Estates, Phase 2; Twenty-one (21) lots, 5500 South and 5700 West, (4.4 acres)

Staff Overview: [0:47:54](#)

Jessica Prestwich, developer, available for discussion.

PUBLIC HEARING:

Chairman Simpson opened the Public Hearing.

Carl Fraiser made the following comments: 0:59:59

- Concerned about irrigation ditch and retaining wall.

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

MOTION 1:05:54 made by Commissioner Prince to recommend final approval of the Country View Estates, Phase 2; 21 lots located at 5500 South and 5700 West to the City Council, with the condition that the irrigation pipe and junction box is completed at the beginning of the development. Seconded by Commissioner Platt.
Voting Yea: Commissioner Platt, Commissioner Prince.
Motion Carried.

Chairman Simpson made a call for additional citizen comment. No comments. Comment closed.

ADJOURNMENT

7:50 PM

Motion made by Commissioner Prince, Seconded by Commissioner Platt.
Voting Yea: Commissioner Platt, Commissioner Prince.

PLANNING COMMISSION- GENERAL PLAN

Open House #1

5580 W. 4600 S. Hooper, UT 84315

Tuesday, December 1, 2020

5:30 PM

MINUTES

PRESENT

Councilman Cindy Cox

Commissioner Simpson

Commissioner Prince

Commissioner Wilcox

Committee Member Barnes

Mayor Fowers

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/PnRyFFo0Swo>

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

The agenda for the meeting consists of the following:

OPEN HOUSE SESSION DISCUSSION 0:00:01

Discussion on Hooper City's General Plan Public Survey #1 results and community input.

ADJOURNMENT

6:55 p.m.

City meetings was closed to the public and conducted via other electronic means.

Meeting was broadcast on YouTube and live-streamed at [youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live](https://www.youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live)

Members of the public wishing to make comments in regard to items on the agenda had done so via email prior to the meeting or by joining the online meeting.

00:19:15 Amanda Prince: I'm not seeing an annotate option
00:19:54 Alex Roy: it is in view options
00:20:09 Amanda Prince: It's not in mine as an option
00:21:10 Lindsey: small town
00:21:16 Lindsey: close community
00:21:18 Corey: i don't see it either. phone app not laptop
00:21:40 Megan Townsend, WFRC: feel free to enter into the chat if you
aren't seeing it!
00:21:42 Maddy Haderlein: You can type your words in the chat, Corey.
00:21:44 Lindsey: away from commercial business
00:21:45 Amanda Prince: Country... Family... Special
00:21:53 Lindsey: rural
00:22:09 Lindsey: undeveloped
00:22:20 Amanda Prince: Different
00:22:23 Dylan: I don't think the browser version has annotate option. So
here are mine:
Small/home Buisness Friendly, People helping each other.
00:22:34 Lindsey: peaceful
00:22:41 Lindsey: quiet
00:22:44 Lindsey: safe
00:23:00 Corey: open space. agriculture. on the outskirts. rural. quiet.
family. cows. horses.
00:23:01 Amanda Prince: Home
00:23:22 Corey: mosquitoes. lol
00:24:33 Bruce: one acre lots
00:31:16 Corey: i would use the train more if there was a bus route out here
00:31:46 David B: The Clearfield station is closer to me than Roy
00:32:01 Corey: not sure, haven't talked to many about it.
00:32:06 Amanda Prince: We did have a bus route out here at one time
00:35:09 Alex Roy: Thanks Corey David and Amanda - we will look into
the other stations and former bus routes
01:27:26 Alex Roy: Thanks everybody!!
01:28:31 Alex Roy: I can stamp for anyone if you want to let me know!
01:28:32 Corey: stamp on all of those
01:28:53 Amanda Prince: Star on all of them * :)
01:30:08 Darlene Bennett: all stars
01:30:24 Amanda Prince: Thanks Alex!
01:30:27 Bryce: STARS
01:30:44 Alex Roy: you bet!
01:33:09 Megan Townsend, WFRC: planhooper.weebly.com
01:33:26 Amanda Prince: Thank you for your help
01:33:45 Bryce: Thank you WRFC

Planning Commission Meeting Calendar for 2021

January 14, 2021

February 11, 2021

March 11, 2021

April 8, 2021

May 13, 2021

June 10, 2021

July 8, 2021

August 12, 2021

September 9, 2021

October 14, 2021

November 11, 2021 (Veterans Day, City holiday)

December 9, 2021



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

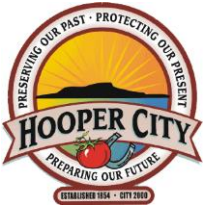
Memo

To: Clint Osiek
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Tracy Allen
Date: December 2, 2020
Re: Osiek Subdivision – Final Plat Review

The City Staff has completed its second review of the Osiek Subdivision. The purpose of this subdivision is to create a minor subdivision at the southeast corner of 6700 West and 5500 South. This property is zoned R1. This is a minor subdivision, so this is a Final Plat review. Comments from the first review are included below. Comments from this second review are shown in **bod text**.

Plat

1. It appears from the documents submitted in addition to the plat that the intent of the subdivision is to create a one-lot subdivision and to develop the larger parcel at a later date (no additional approved building lot at this time). Lot 2 should be renamed as "Remainder Parcel – Not Approved for Development." **This has been updated. OK**
2. Please be aware that in the future, the 30-foot strip north of Lot 1 will need to be incorporated into Lot 1 or into a future lot so that a non-compliant parcel does not remain. Frontage improvements will be required at that time. **For property owner's information. OK**
3. The overall subdivision boundary does not close to within acceptable tolerance (closure error = 0.11'). Please clarify. **OK**
4. Lot 1 closes and shows the correct area. **OK**
5. The remainder parcel does not close to within acceptable tolerance (closure error = 0.09'). Please clarify. **OK**



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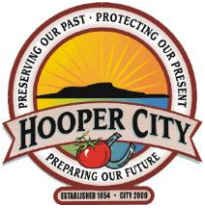
Email: hoopercity@hotmail.com Website: hoopercity.com

6. Lot 1 conforms to the lot size and frontage requirements of the R1 zone. OK
7. Please check the tie to the section corner. it does not match the “John & Julie Naisbitt Subdivision” that is on the west side of 6700 West. **This has been corrected on the plat map with the dimension of 322.24’. However, the Legal Description shows a dimension of 272.24’. It also states that the subdivision has 2 lots. Please clarify.**
8. Please contact the City’s contract surveyor, David Strong, at J-U-B Engineers (801-547-0393) to discuss the right-of-way line for 5500 South. **This contact occurred. However, it does not appear as though the instructions provided by the city surveyor were incorporated. The instructions were to establish the right-of-way by using the centerline data from Record of Survey #1833 for both 5500 South and 6700 West. Please clarify.**
9. A 10-foot PUE is required along all street frontages. **OK**
10. A Vicinity Map is required on all Hooper City Plats. **OK**
11. The Owners Dedication must refer to “Hooper City” in the text. **The City’s name has been included in the Owner’s Dedication. However, the text still refers to a subdivision of 2 lots. This needs to be corrected.**
12. The Hooper City Council Chairman does not need a signature block on the plat (the Mayor is the City Council Chairman). The signature block for culinary water should read “Hooper Water Improvement District”. The signature block for secondary water should read “Hooper Irrigation Company”. **OK**
13. Please add the following notes to the plat: **OK**

Important Notices

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.

Due to the ever changing topography of lots within a subdivision during various phases of



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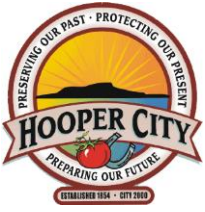
Email: hoopercity@hotmail.com Website: hoopercity.com

construction followed by private lot ownership and landscaping, proper lot grading is the responsibility of the developer and future lot owner. Lots must be graded to meet the requirements of the International Building Code and in a way that will not result in a discharge of storm runoff onto adjacent private property. Hooper City will not be responsible for overseeing lot drainage compliance on private property nor will the City be liable for surface drainage disputes between private property owners.

Utilities and Improvements

Note: This property owner has already piped the ditch along the front of the lot and taken steps to ensure proper drainage. These activities have been inspected by Public Works.

14. Lot 1 will require a septic tank. From the documentation provided by the developer, an exploration pit was dug in 2017 and water table monitoring was completed in 2018. The City requires a copy of the septic system permit before final plat approval is given. It is also the staff's understanding that the locations of percolation tests are required by the Health Department to be shown on plat. **The City has been provided with the proper documentation from the Health Department. OK**
15. The City requires the proposed location of existing utility lines and service laterals associated with the new lot be shown on the plat for Public Works reference. **OK**
16. Street frontage improvements (curb, gutter, and sidewalk) are required on all development within Hooper City. It will be the decision of the City Council, following receipt of a recommendation from the Planning Commission, whether or not the improvements are constructed at this time or if the costs for improvements will be escrowed for use on a larger street improvement project in this area in the future. If escrowed funds are not used by the end date of the escrow agreement (typically 10 years), the funds will be returned to the developer. The City staff is recommending escrow of funds in lieu of construction. **To be determined by Planning Commission and City Council.**
17. City ordinances state that no basements (lowest floor slab lower than exiting adjacent grade) are allowed if a public land drain system isn't available to connect a footing drain into with a gravity land drain lateral. There is no public land drain system in the area. A note must be added to the plat stating that no basement will be permitted. **OK**



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18. 6-foot tall land use separation fencing is required between residential and agricultural uses. This would apply to the eastern and northern boundary of Lot 1. However, based upon a Planning Commission recommendation, the City Council may waive this requirement when the lot adjacent to the agricultural parcel will be owned by a family member and when neither party wishes to have the fence required. **To be determined by the Planning Commission and City Council.**

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

Hooper Water Improvement District

A “will serve” letter has been provided from Hooper Water Improvement District. OK

Weber Fire District

The City received a copy of the Lot 1 site plan stamped by the Fire Marshal as “approved.” No other detail is provided. There is an existing fire across the intersection from Lot 1 which is within the distance typically required for fire hydrant placement. OK

Hooper Irrigation Company

A Final Will Serve letter has been provided by Hooper Irrigation Company. The subdivision is not currently served by pressure irrigation system, but the letter states that there are sufficient water shares to serve the lot when the system becomes available. OK

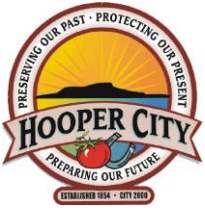
Rocky Mountain Power

A “will serve” letter has been provided. OK

Dominion Energy

A “will serve” letter has been provided. OK

The City Staff will be able to recommend Final Plat approval of this subdivision following receipt of revisions and clarifications included in the comments above. Each comment, question or correction on this memorandum must be responded to in writing, either on revised plans or in other type-written correspondence from the applicant, or both. Any comment not addressed in this manner will render the submittal incomplete and the application will not be included on the



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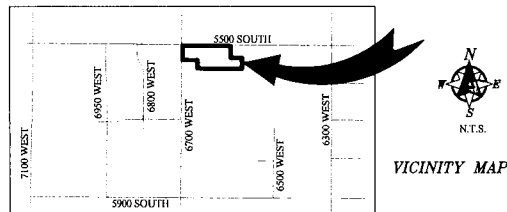
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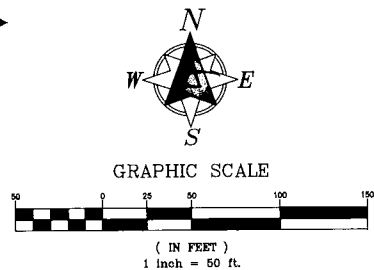
Planning Commission agenda. Please coordinate all responses with the City Recorder.

OSIEK SUBDIVISION

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 13 AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
FEBRUARY 2020



VICINITY MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A COMPLETE SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND VERIFY ALL MEASUREMENTS. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS TO BE HEREAFTER KNOWN AS:

OSIEK SUBDIVISION

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.



DATE:

SATTAR N. TABRIZ
LICENSE NO. 155100

LEGAL DESCRIPTION

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN; BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 5500 SOUTH AND THE EAST RIGHT-OF-WAY LINE OF 6700 WEST; SAID POINT BEING NORTH 89°36'46" WEST 272.24 FEET; NORTH 00°32'12" EAST 821.62 FEET; AND SOUTH 89°27'48" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13; AND RUNNING THENCE SOUTH 89°36'48" EAST 875.36 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 5500 SOUTH; THENCE SOUTH 00°32'35" WEST 211.76 FEET; THENCE SOUTH 89°27'25" EAST 200.11 FEET; THENCE SOUTH 00°32'35" WEST 198.40 FEET; THENCE NORTH 89°27'25" WEST 808.44 FEET; THENCE NORTH 00°32'35" EAST 150.00 FEET; THENCE NORTH 89°27'25" WEST 267.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 6700 WEST; THENCE NORTH 00°32'12" EAST 257.77 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 357,633 SQUARE FEET OR 8.210 ACRES, IN 2 LOTS

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE INTO 2 LOTS AS SHOWN HEREON TO BE KNOWN AS:

OSIEK SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO HOOPER CITY, UTAH, OR ITS DESIGNEE, TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC USE, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. FURTHERMORE GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND DRAINAGE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR

HANDS THIS ____ DAY OF _____, 20____ A.D.

MONTE LOUIS OSIEK

DATE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE

UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF _____, IN SAID STATE

OF _____ MONTE LOUIS OSIEK, WHO BEING BY ME DULY

ACKNOWLEDGED TO ME THAT HE SIGNED THE HEREON OWNER'S DEDICATION FREELY AND

VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

GENERAL NOTES

- ALL PROPERTY CORNERS WERE MARKED WITH A 5/8" REBAR AND NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS MAP.
- THE BASIS OF BEARING FOR THIS SURVEY
- A SURVEY OF THE PARCEL WAS PREPARED FEBRUARY 26, 2020 AND FILED IN THE COUNTY SURVEYOR'S OFFICE ON _____, 2020 AS SURVEY NO. _____
- 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. APPROVALS 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 THE PROPERTY OWNER.
- DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN A DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.

MAP LEGEND

BOUNDARY LINE
SECTION LINE
CENTERLINE
RIGHT OF WAY
LOT LINE
DEED LINE

SECTION MONUMENT
LEAD PLUG
BOUNDARY CORNER



REVISIONS			
No.	DATE	BY	REVISION

Ward Engineering Group

Planning * Engineering * Surveying
231 West 800 South
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

OWNER/APPLICANT:

MONTE LOUIS OSIEK
6547 WEST 5500 SOUTH
HOOPER, UTAH 84315

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

HOOPER WATER IMPROVEMENT DISTRICT

I HEREBY CERTIFY THAT THE CULINARY WATER DISTRICT HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED.

THIS ____ DAY OF _____, 20____.

CHAIRMAN, CULINARY WATER DISTRICT

HOOPER IRRIGATION COMPANY

I HEREBY CERTIFY THAT THE SECONDARY WATER DISTRICT HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED.

THIS ____ DAY OF _____, 20____.

PRESIDENT, HOOPER IRRIGATION COMPANY

HOOPER CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ____ DAY OF _____, 20____.

SIGNATURE

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.

THIS ____ DAY OF _____, 20____.

SIGNATURE

HOOPER CITY MAYOR

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THEREON IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF HOOPER.

THIS ____ DAY OF _____, 20____.

MAYOR

ATTEST:

COUNTY RECORDER

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED. RECORD NO. _____

AT THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____
PRINTED NAME OF COUNTY RECORDER _____

SHEET

1 OF 1

November 14, 2020

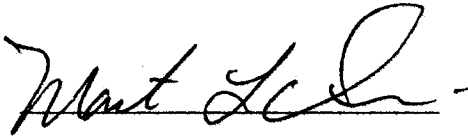
Hooper City Planning Commission
5580 West 4600 South
Hooper, Utah 84315

RE: Subdividing land parcel for Clinton Kenneth Osiek and Linda Browning-Osiek – 6 foot tall separation fence

Approximate Address: 5526 S. 6700 W.
Hooper, UT. 84315

Hooper City and Hooper City Planning Commission,

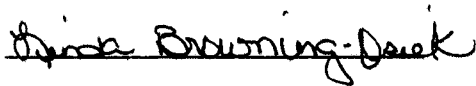
We request a waiver of Hooper City's requirement for a six (6) foot separation fence between this residential Lot #1 (East and North boundary) and the agriculture field (Lot 2; Tax ID Parcel 10-015-0038) owned by Monte Louis Osiek. Monte Osiek is a family member (father) and neither party desires a fence separating the two parcels. Approximate street address of Lot 1 will be 5526 S. 6700 W. Hooper, Utah 84315



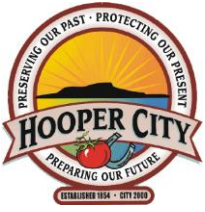
Monte L. Osiek
(Also Known As: Monte Louis Osiek)



Clinton Kenneth Osiek



Linda Browning-Osiek



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

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

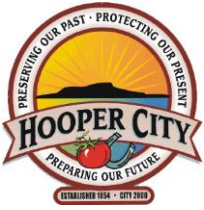
Email: hoopercity@hotmail.com Website: hoopercity.com

Memo

To: Ashlee Wheeler
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Tracy Allen
Date: November 20, 2020
Re: Wheeler Subdivision Final Plat Review

The Hooper City staff has completed its third review of the Wheeler Subdivision. The purpose of this subdivision is to create a one-lot subdivision on 5700 South at approximately 6150 West. This property is zoned R2. This is a minor subdivision, so this is a Final Plat review. Comments from the previous reviews are included below. Comments from this review are shown in **red text**.

1. The lot conform to the lot size and frontage requirements of the R2 zone. **OK**
2. The subdivision boundary closes and the plat map boundary matches the written boundary description. **OK**
3. The Owners Dedication must refer to Hooper City. **OK**
4. The signature block for Taylor West Weber Water Improvement District needs to be changed to Hooper Water Improvement District. **OK**
5. The address for Lot 1 to be added to the plat will be 6145 West. **OK**
6. City ordinances state that no basements (lowest floor slab lower than exiting adjacent grade) are allowed if a public land drain system isn't available to connect a footing drain into with a gravity land drain lateral. A note must be added to the plat stating that no basement will be permitted on Lot 1. **OK**
7. There is an existing irrigation ditch along the front of Lot 1 and along the west side of Lot 1 that need to remain active following the development of this lot. This was noted in the letter received from Hooper Irrigation Company. City ordinances require the piping of these ditches as part of the



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subdivision requirements. The size of these pipelines must be coordinated with the water users. Public Works requires reinforced concrete pipe in the City's right-of-way. This piping has been shown on the improvement plans.

The pipeline along 5700 South should be 18" RCP instead of 15" RCP as shown and should be labeled at "Irrigation" instead of "Storm Drain." OK

The location of the irrigation box must be coordinated with those who use the water. Typically, access to headgates in an irrigation box would not require access onto private property that may ultimately be fenced. It may be necessary to install headgates outside of the subdivision boundary to make this acceptable to water users. The developer is responsible for this coordination on this private ditch. The developer has provided a signed agreement from the water users indicating their understanding of the location of the headgates inside of the subdivision boundary and willingness to access the property to operate headgates, even if a fence is constructed around the lot. OK

8. A new vacuum valve pit will be required for this lot. The depth and location of the valve pit must be coordinated with Public Works and will depend upon the proposed placement of the future residence. **The valve pit has been shown. Coordination with Public Works is still required. OK**

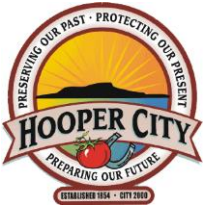
9. The City requires the proposed location of any water service laterals, fire hydrants and vacuum valve pits to be shown on the plat for Public Works reference. **OK**

10. 5700 South has been overlaid within the time associated with road cut restrictions. Road cuts will require coordination with Public Works. **Asphalt patching has been shown on the improvement plan. This may not represent the final asphalt requirements to meet city standards once the work has been coordinated with Public Works in the field. This was noted on the improvement plan. OK**

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

Hooper Water Improvement District

A "will serve" letter has been provided from Hooper Water Improvement District. OK



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Weber Fire District

The City received a copy of the plat that was stamped by the Fire Marshal as “Approved with Conditions.” The list of those conditions was not provided. Please submit that information to the City for Final Plat approval. **A new fire hydrant is shown on the plans. OK**

Hooper Irrigation Company

A Final Will Serve letter has been provided by Hooper Irrigation Company. The subdivision is not currently served by pressure irrigation system, but the letter states that there are sufficient water shares to serve the lot when the system becomes available. OK

Note: A secondary water main and 1” service have been shown in the improvement plans. Hooper Irrigation indicated in their review that secondary water is not available at this location. Please clarify. This has now been labeled as a “future” service lateral. OK

Rocky Mountain Power

A “will serve” letter has been provided. OK

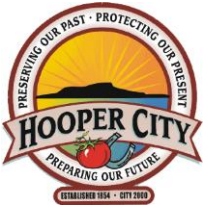
Dominion Energy

A “will serve” letter has been provided. OK

Street frontage improvements (curb, gutter, and sidewalk) are required on all development within Hooper City. It will be the decision of the City Council, following receipt of a recommendation from the Planning Commission, whether or not the improvements are constructed at this time or if the costs for improvements will be escrowed for use on a larger street improvement project in this area in the future. If escrowed funds are not used by the end date of the escrow agreement (typically 10 years), the funds will be returned to the developer.

In lieu of curb and gutter construction at this time, the developer will be required to coordinate with Public Works so that street drainage in front of the lot is adequately addressed.

Curb, gutter and sidewalk have been shown on the improvement plan. However, the City staff is recommending escrow for these improvements in lieu of construction. This has been noted on the plans, pending the final decisions by the Planning Commission and City Council. OK



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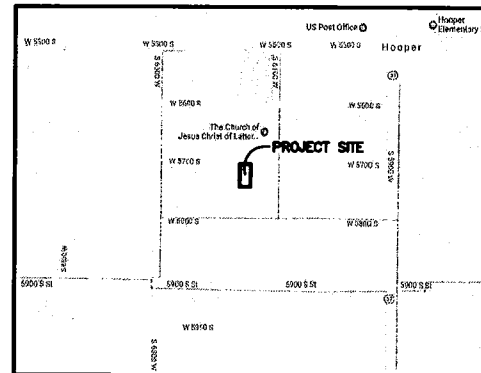
New Note: Please label the 15' Drainage Easement shown on the plat as "15' Private Irrigation Easement." OK

New Note: Note 6 on the improvement plan should refer to Hooper Water standards and not City standards. OK

The City staff is now able to recommend Final Plat approval of this subdivision following receipt of revisions and clarifications noted in the comments above.

WHEELER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
OCTOBER, 2020



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE CENTERLINE BETWEEN THE FOUND HOOPER CITY MONUMENT (95-6) IN THE INTERSECTION OF 5900 SOUTH STREET AND 5700 WEST STREET AND THE FOUND HOOPER CITY MONUMENT (95-1) IN THE INTERSECTION OF 5500 SOUTH STREET AND 5700 WEST STREET. SHOWN HEREON AS N01°01'14"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED PREVIOUSLY AS SHOWN ON RECORD OF SURVEY #5742.

BOUNDARY DESCRIPTION

PART OF THE NORTH HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N01°01'14"E 1341.17 FEET AND N88°58'46"W 1819.02 FEET FROM A FOUND HOOPER CITY MONUMENT (95-6) IN THE INTERSECTION OF 5900 SOUTH STREET AND 5900 WEST STREET; THENCE S01°01'12"W 132.07 FEET; THENCE S88°59'23"E 17.00 FEET; THENCE S01°01'12"E 100.00 FEET; THENCE N88°59'23"W 117.00 FEET; THENCE N01°01'12"E 232.07 FEET TO THE SOUTH RIGHT OF WAY LINE OF 5700 SOUTH STREET; THENCE S88°59'23"E ALONG SAID SOUTH RIGHT OF WAY, 100.00 FEET TO THE POINT OF BEGINNING.

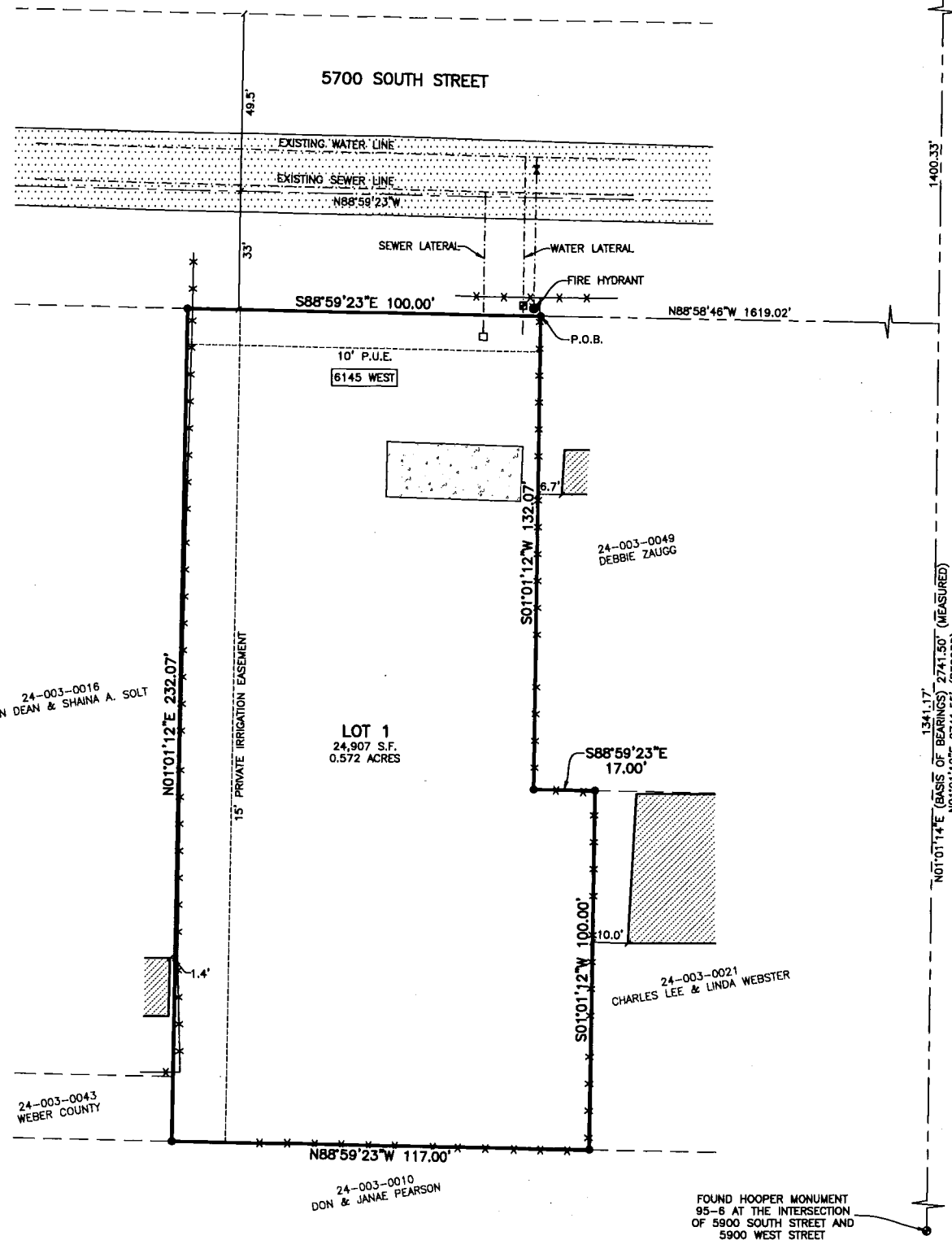
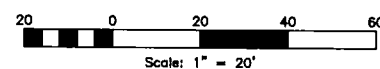
CONTAINING 24,907 SQUARE FEET OR 0.572 ACRES MORE OR LESS

NOTES

- MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO 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.
- DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.
- NO BASEMENT WILL BE PERMITTED ON LOT 1.

LEGEND

- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND HOOPER MONUMENT
- = BOUNDARY LINE
- - - = ADJOINING PROPERTY
- x x x = EXISTING FENCE
- - - = EASEMENTS
- - - = SECTION TIE LINE
- - - = ROAD CENTERLINE
- - - = PUBLIC UTILITY EASEMENT
- ▨ = EXISTING STRUCTURE
- ▨ = EXISTING CONCRETE
- ▨ = EXISTING PAVEMENT



FOUND HOOPER MONUMENT 95-1 AT THE INTERSECTION OF 5500 SOUTH STREET AND 5900 WEST STREET

FOUND HOOPER MONUMENT 95-6 AT THE INTERSECTION OF 5900 SOUTH STREET AND 5900 WEST STREET

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 **WHEELER SUBDIVISION** 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____.

9031845

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT **WHEELER SUBDIVISION**, AND DO HEREBY GRANT AND DEDICATE TO HOOPER CITY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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

SIGNED THIS _____ DAY OF _____, 20____.

RYAN S. WHEELER

ASHLEE WHEELER

ACKNOWLEDGMENT

STATE OF UTAH } ss.
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, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

		Project Info.	
		Surveyor: T. HATCH Designer: N. ANDERSON Begin Date: 7-14-2020 Name: WHEELER SUBDIVISION Number: 7446-01 Revision: _____ Scale: 1"=20' Checked: _____	

HOOPER WATER IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____, 20____, BY THE HOOPER WATER IMPROVEMENT DISTRICT. DEVELOPER: RYAN & ASHLEE WHEELER 5874 S. 5900 W. HOOPER, UTAH 84315

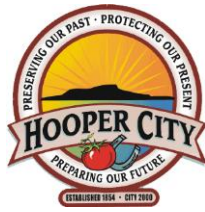
HOOPER IRRIGATION COMPANY APPROVED THIS _____ DAY OF _____, 20____, BY THE HOOPER IRRIGATION COMPANY. HOOPER CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. _____ HOOPER CITY ENGINEER

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. _____ HOOPER CITY ENGINEER	HOOPER CITY MAYOR PRESENTED TO THE HOOPER CITY MAYOR THIS _____ DAY OF _____, 20____, AT WHICH THIS SUBDIVISION WAS APPROVED AND ACCEPTED. BY: _____ MAYOR _____ CITY RECORDER
---	--

HOOPER CITY ATTORNEY I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

HOOPER CITY ATTORNEY I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

Weber County Recorder Entry No. _____ Fee Paid _____ And Recorded, _____ At _____ In Book _____ Of The Official Records, Page _____ Recorded For: _____ _____ Weber County Recorder _____ Deputy.
--



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MEMO:

To: Hooper City Planning Commission
From: Jared Hancock - Hooper City Public Works Director
Date: December 2, 2020
Subj: Silver Saddle – Drainage Plan Change

Information / History:

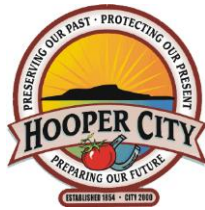
This application is proposing a **post-approval change** to the development infrastructure plans on a previously vetted and approved subdivision, Silver Saddle Phase 1. The previous developer and his partner (contractor) who obtained the approvals was in agreement with the city, that the now proposed rear lot drains are a poor idea and would not be the best solution for the development created drainage issues. They as well as the city have experienced problems in the past with these types of systems and therefore the plans and negotiations during design and approval have yielded the rejection of these rear lot drains on the majority of the lots (particularly the lots that will be backed in the next phase by additional lots, which are designed to flow water towards each other, creating a huge pool between the back yards) by the time final approval was given.

Nilsen Homes has purchased (or has the option to purchase) the approved subdivision phase however does not want to fulfill the development obligations as approved. In lieu of the approved required lot fill, they are proposing inexpensive rear lot drains that tie into the storm drain system, which is contrary to the previously approved plans, conflicting with our development standards and specifications, and certainly gives no consideration to the historic failures associated with these systems. It is my professional opinion that acceptance of the proposed plan will eventually create flooding issues for the residents that will live in the subdivision, would create a scenario where the storm drain could surcharge the rear lot drains and cause flooding, and would pass a responsibility that should be borne by the developer onto the city and more importantly the homeowners who will live there, when the developer is gone. It is my recommendation that this proposal be denied and the necessary lot fill be required as per the plans that were originally approved. Below you will find a history from the approval process that should clarify the original process and conversations throughout the approval process. I have also included a few key points to support my recommendation below.

Here is the history of review comments made for this development:

From the first Preliminary Plat Review Memo dated June 25, 2019:

"The rear-lot drainage facilities that have been approved occasionally in the City are not intended as a substitute for lot grading, including significant fill where necessary. Public Works does not maintain these systems, and there is no control over whether or not these systems will be properly maintained by



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property owners in the future, nor should a property owner have to continually rely on an upstream owner to keep his lot from being flooded. The lots associated with this proposed rear-lot drainage system should be graded to “blend” or drain away from each other so that the drainage facility is not required. If the rear-lot drainage system is intended to address irrigation runoff addressed at the beginning of this memo, it should be considered temporary until Phase 2 is completed.”

From the last Preliminary Plat Review Memo dated August 20, 2019:

“The rear-lot drainage facilities that have been approved occasionally in the City are not intended as a substitute for lot grading, including significant fill where necessary. Public Works does not maintain these systems, and there is no control over whether or not these systems will be properly maintained by property owners in the future, nor should a property owner have to continually rely on an upstream owner to keep his lot from being flooded. The lots associated with this proposed rear-lot drainage system should be graded to “blend” or drain away from each other so that the drainage facility is not required. If the rear-lot drainage system is intended to address irrigation runoff addressed at the beginning of this memo, it should be considered temporary until Phase 2 is completed.

The City staff is willing to further consider the rear-lot drainage as presented. Fill, grading and the blending of rear lots between the two phases that does not create ponding while also preventing run-off from one lot onto another is still the preferred way of grading the lots. This issue will be re-visited at a later date. TBD – OK”

From the first Final Plat review memo dated November 27, 2019”

“Regarding lot grading and rear lot drainage, the City staff made the following comment in the preliminary plat approval phase:

The City staff is willing to further consider the rear-lot drainage as presented. Fill, grading and the blending of rear lots between the two phases that does not create ponding while also preventing run-off from one lot onto another is still the preferred way of grading the lots. This issue will be re-visited at a later date.

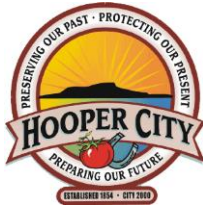
The proposed rear-lot system represents the full extent of these facilities that will be acceptable in this subdivision, Care should be take in the grading of Phase 1 to be sure that the ponding condition described in the comment above does not occur.”

From the last Final Plat review memo dated January 15, 2020:

“Regarding lot grading and rear lot drainage, the City staff made the following comment in the preliminary plat approval phase:

The City staff is willing to further consider the rear-lot drainage as presented. Fill, grading and the blending of rear lots between the two phases that does not create ponding while also preventing run-off from one lot onto another is still the preferred way of grading the lots. This issue will be re-visited at a later date.

The proposed rear-lot system represents the full extent of these facilities that will be acceptable in this subdivision, Care should be taken in the grading of Phase 1 to be sure that the ponding condition



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described in the comment above does not occur.

The rear-lot drainage system has been eliminated. OK

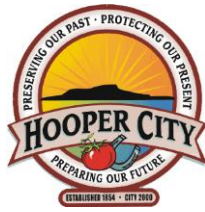
From the Revised Drainage Plan review memo dated July 21, 2020:

“The yard drain system added to the back of lots 11 thru 18 is not acceptable. Public Works has reiterated several times that this is not a solution to proper lot grading. It was reluctantly accepted on the west side of the subdivision adjacent to property that is not in the subdivision. It is not an acceptable solution between lots that haven’t yet been developed. The previous grading plan showed a slight ridge along the rear lot lines between the two phases of the subdivision. That is the grading plan that is acceptable to Public Works.

Public Works’ review of this grading plan does not relieve the developer of the requirement to comply with City ordinances and standards regarding lot grading and drainage. The purpose of this review is to determine whether or not adequate efforts are being made by the developer to prevent negative impact from the development on existing lots or future lot owners. Ultimately, lot grading and drainage is a private matter between the developer and the homeowners who purchase lots in the development. It is the developer’s responsibility to ensure, even after lots are privately owned, that lot grading follows the City’s ordinances and standards, namely 1) that lots are graded so that there is no storm water discharge from one lot onto another, 2) that ponding between lots is prevented, 3) that grade separation between lots or between new lots and existing parcels due to fill in the development be stabilized so that erosion of embankments does not occur, typically by means of construction a retaining wall, and 4) that rear-lot drainage facilities that tie to the public storm drain system are not a replacement for proper lot grading using imported fill material and will only be approved by the City in unusual circumstances.”

Additional Items to consider:

1. This property (pre-development) all drains to the northwest in a uniform manner, the drainage and elevation **issues were created by the design, by the developer / developers engineer**, the streets are elevated in order to get the utilities to work and drain, therefore it only makes sense that the lots be filled proportionately as well.
2. Should a developer be able to go through an entire approval process; design, engineering review, preliminary approval, public comment, outside entity review, final approval, pre-construction meeting, etc., and then just change their improvement plans at the time of construction because they don’t want to do something they or others seeking approval have committed to, or change something they think is too expensive?
3. The proposed system gives cause for several concerns:
 - A. The plan includes piping that size wise typically serves a residence, not an entire neighborhood. The Storm Drain in the street collects less area and is much larger than the proposed pipe that collects the entire lots drainage of both phase 1 and phase 2.



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- B. These type of systems rely on downstream neighboring properties to ensure operation and protect and maintain the pipeline through their private property in order to function, this simply is a recipe for disaster.

Scenario 1: *We have seen conditions where a clog (i.e. tree roots) or problem is on one property owners private property and is causing everyone upstream to flood, yet his is working fine (downstream) the homeowner with the tree doesn't want to spend money fixing the problem and doesn't want his neighbors digging up his landscaping or cutting down his tree to solve the shared pipeline problem.*

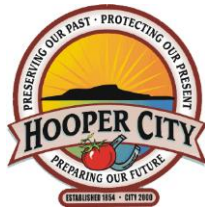
Scenario 2: They say they are private drains but, typically, nobody maintains private rear lot systems many don't even know they are there, and then one day we get a big storm or a spring run-off, and everyone's yard is flooded and water is getting closer to their houses, nobody has money for repairs or maintenance and time is of the essence, every time the citizens want the city to resolve the problem which should have never been allowed in the first place.

Scenario 3: Most homeowners have different ideas for landscaping and different desires for their backyards, rightfully so, however, something as simple as a family planting a few trees in their backyard could affect their entire neighborhoods drainage.

Scenario 4: Some homeowners will not want the swimming pool effect and will fill their lots on their own, this creates a whole new set of problems with inconsistent grades, retaining walls, drainage patterns, etc. the developer should grade the entire development so that major elevation changes between back yards are eliminated.

When I was arguing with the developers representative about these problems he said "what do you care, the rear lot drainage system is private and not the city's responsibility",... I care because I know better and we owe it to the residents who will live there and have paid for a developed lot to have infrastructure that works. Just because we can sidestep the legal responsibility by adding a note to the plat that these systems are the homeowner's responsibility doesn't solve the problem and is not in the best interest, safety or welfare of our citizens. We have tried these systems, they don't work, and we can and should do better.

- C. The drain collection boxes do not meet city standard, are plastic and will likely be destroyed during construction.
- D. The connection to the city's storm drain system has not been approved. There may be storm water pollution issues in the rear lot system that create storm water issues for the city's MS4 Permit and SWPPP. The storm drain system may surcharge the rear lot drainage system under normal operating parameters and actually add water to the yards, not drain them under flood conditions when they are needed most.



Hooper City Inc.

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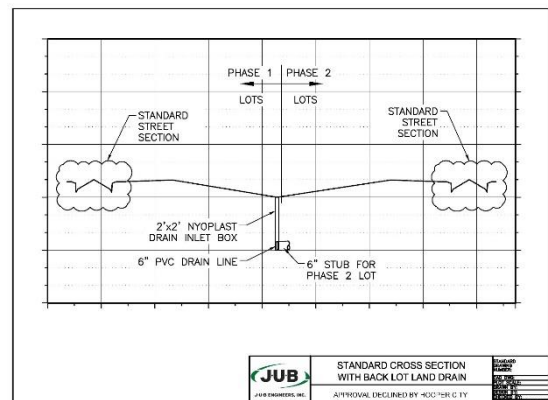
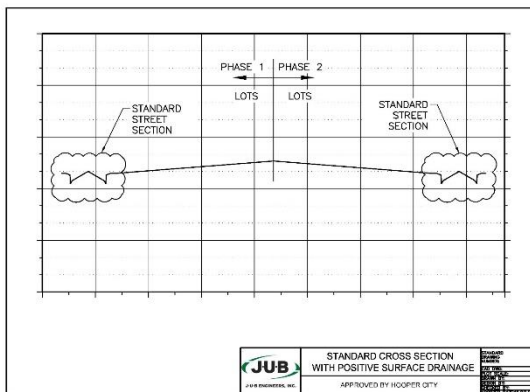
Hooper, UT 84315

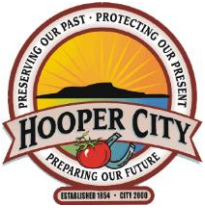
Phone: (801) 732-1064 Fax: (801) 732-0598

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

- E. Changing the plan to allow rear lot drainage will only benefit the developer, the homeowners that will live there and the city will deal with the results forever. There will never be a better or cheaper time to get the grading correct than during the initial development, prior to homes, fences, landscaping, private grading, and issues.
- F. This decision is important to every grading and drainage plan present and future and is likely to reach deeper than this development, most developments in Hooper require some elevation in the street sections in order to get the utilities to flow and meet design criteria, and therefore also require proportionate amounts of lot fill in order to bring the entire project to an elevation where the storm drain will drain the development. Others have complied with lot fill requirements and many more will need to in the future. Not filling lots to curb grade especially back to back lots is like trying to drain a roof from the peak.

I would be happy to have a discussion or show you examples of these issues in person





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: Quail Meadows Properties, LLC
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Tracy Allen
Date: November 23, 2020
Re: Quail Cove Final Plan Update Submittal

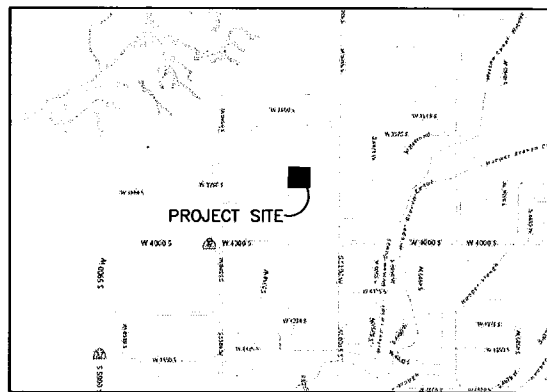
The City Staff has reviewed the updated improvement plans submitted to the City office showing the revised location of the temporary turn-around at the end of 3750 South Street. It is the staff's understanding that the developer would like to present this change of the previously approved plat and plans to the Planning Commission and City Council for approval. The staff supports this proposed change and has the following comments:

1. The staff was unable to locate a revised plat as part of the submittal. The revised final plat is needed in order for the relocation of the temporary turn-around to be approved.
2. It appears as though the property onto which the turn-around is proposed to be moved is not currently owned by the Quail Cove developer. Before the Planning Commission can recommend approval of the change, either the property will be in the developer's name or a signed agreement from the existing property must be provided indicating acceptance of the proposed change.

Please coordinate responses to this memo with the City Recorder.

QUAIL COVE SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
JANUARY, 2020



VICINITY MAP
SCALE: NONE

NOTES

- MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO 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.
- DUE TO THE EVER CHANGING TOPOGRAPHY OF LOTS WITHIN A SUBDIVISION DURING VARIOUS PHASES OF CONSTRUCTION, FOLLOWED BY PRIVATE LOT OWNERSHIP AND LANDSCAPING, PROPER LOT GRADING IS THE RESPONSIBILITY OF THE DEVELOPER AND FUTURE LOT OWNER. LOTS MUST BE GRADED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND IN A WAY THAT WILL NOT RESULT IN DISCHARGE OF STORM RUNOFF ONTO ADJACENT PRIVATE PROPERTY. HOOPER CITY WILL NOT BE RESPONSIBLE FOR OVERSEEING LOT DRAINAGE COMPLIANCE ON PRIVATE PROPERTY NOR WILL THE CITY BE LIABLE FOR SURFACE DRAINAGE DISPUTES BETWEEN PRIVATE PROPERTY OWNERS.
- THE LOWEST FINISHED FLOOR ELEVATION OF THE HOUSE WILL BE THE NATURAL GRADE OF EACH LOT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS A LINE BETWEEN THE EAST QUARTER CORNER AND THE CENTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N89°41'33"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

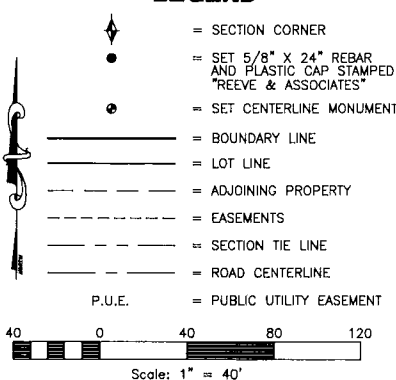
BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°41'33"W 776.27 FEET AND S00°18'27"W 874.33 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE S00°43'28"W 446.44 FEET; THENCE N89°44'25"W 573.63 FEET; THENCE N01°15'12"E 428.04 FEET TO THE SOUTHERLY LINE OF QUAIL ESTATES SUBDIVISION; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S89°43'55"E 337.93 FEET; (2) N71°49'53"E 63.40 FEET; AND (3) S89°13'31"E 171.76 FEET TO THE POINT OF BEGINNING.

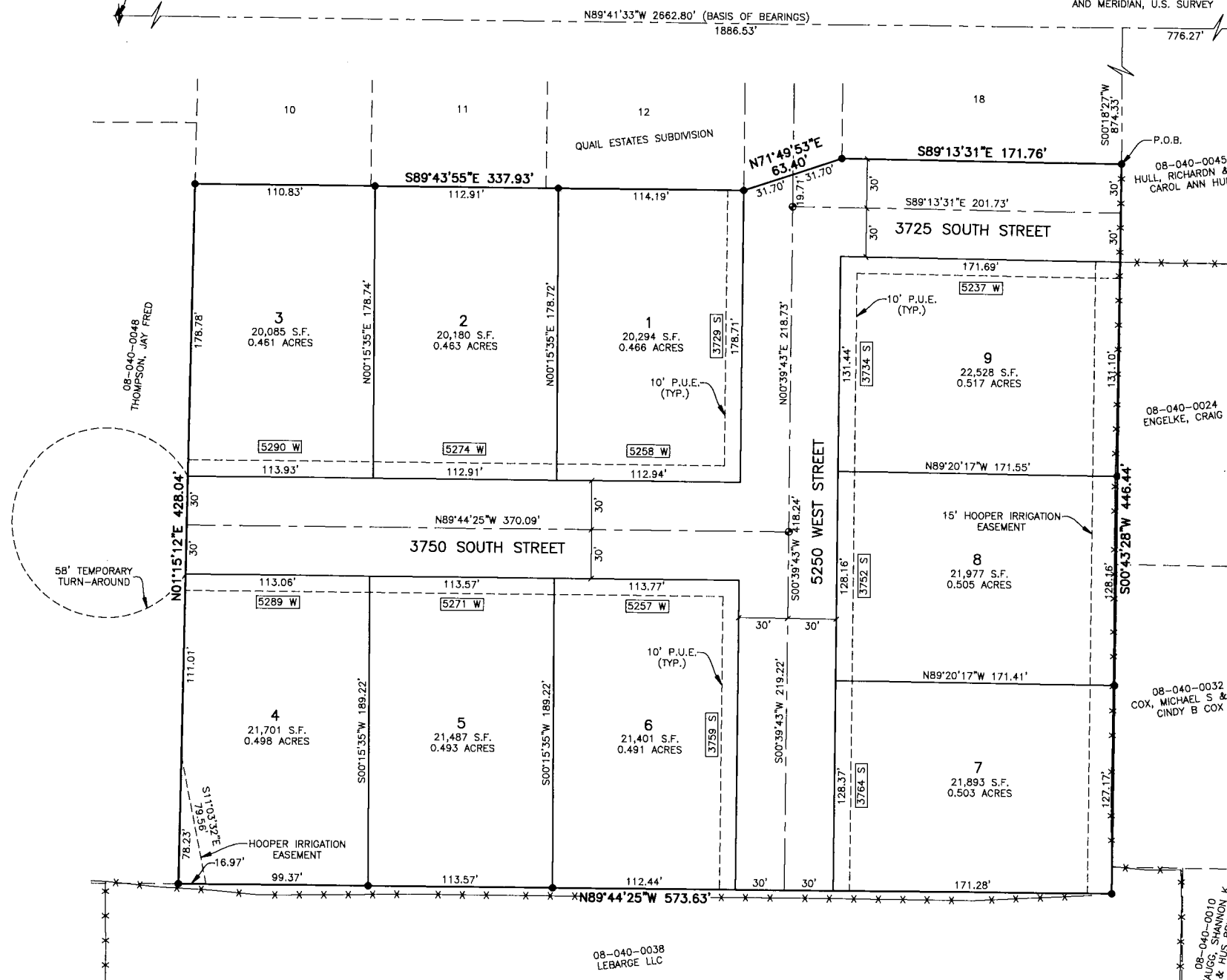
CONTAINING 248,541 SQUARE FEET OR 5.706 ACRES MORE OR LESS

LEGEND



FOUND BRASS CAP MONUMENT AT THE CENTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY



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 **QUAIL COVE SUBDIVISION** 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



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **QUAIL COVE SUBDIVISION**, 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

NORMAN L. HULL

ELIZABETH F. HULL

ACKNOWLEDGMENT

STATE OF UTAH } ss.
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, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } ss.
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, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Project Info.

Surveyor: **T. HATCH**
Designer: **N. ANDERSON**
Begin Date: **2-25-19**
Name: **QUAIL COVE SUBDIVISION**
Number: **1301-D03**
Revision: _____
Scale: **1"=40'**
Checked: _____



DEVELOPER:

QUAIL MEADOWS PROPERTIES, LLC
5617 SOUTH 1475 EAST
OGDEN, UT 84403

HOOPER WATER IMPROVEMENT DISTRICT

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

HOOPER WATER IMPROVEMENT DISTRICT

HOOPER IRRIGATION COMPANY

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

HOOPER IRRIGATION COMPANY

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.

HOOPER CITY ENGINEER

DATE

HOOPER CITY MAYOR

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

BY: _____

MAYOR

CITY RECORDER

HOOPER CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

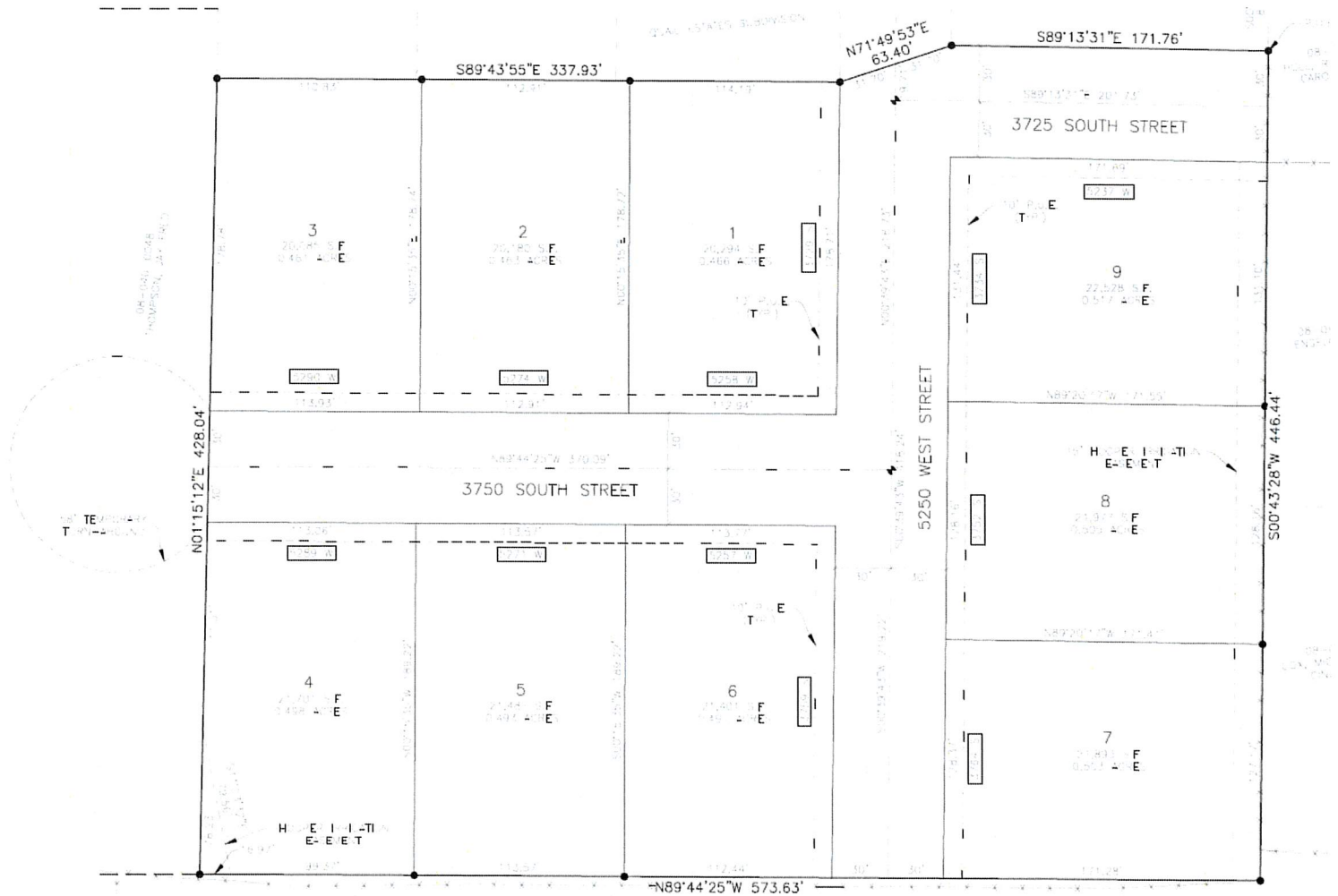
HOOPER CITY ATTORNEY

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy.

Express Permission

I Kevin Ivins, owner of K&L Development, LLC and owner of the property containing the Temporary Turnaround as shown on the plans below (parcel 08-040-0052 and 08-040-0053), have reviewed the Plat and Improvement Plans for Quail Cove Subdivision and do hereby grant approval for Nilson Homes to build the temporary turn around as noted in both sets of documents and shown below.



K&L Development, LLC

KEVIN IVINS

Date: 12/3/2020 | 12:59 PM PST

Kevin Ivins