

HOOPER CITY COUNCIL MEETING AGENDA

5580 W. 4600 S. Hooper, UT 84315

Thursday August 19, 2021

Notice is hereby given that the Hooper City Council will hold their regular meeting on Thursday, August 19, 2021, starting at 7:00pm at the Hooper Municipal Building located at 5580 W. 4600 S. Hooper, UT 84315. The public can view the meeting online via YouTube: [youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live](https://www.youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live)

Work Meeting – 6:30pm

Regular Meeting – 7:00pm

1. Opening Ceremony
 - a. Pledge of Allegiance and Reverence
2. Approval of Minutes
 - a. Minutes dated August 5, 2021
3. Conflicts of interest and disclosures
4. Reports
5. Citizen Comment (*Agenda Items Only*)
6. City Business
 - a. Final Approval on the Final Plat for the Miles Subdivision located at approximately 4600 South 6300 West for Brandt Miles
 - b. Final Approval on the Final Plat for the Marcia Parker Farms Subdivision (1 Lot) located at approximately 5319 South 7100 West for Marcia Parker
 - c. Final Approval on the Final Plat for the Josh Gooch Subdivision (1 Lot) located at approximately 6540 West 5100 South for Josh Gooch
 - d. Motion to cancel the September 2, 2021 City Council Meeting
7. Citizen Comment (*Limited to three (3) minutes per speaker*)
8. 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.


Whittney Black
Recorder

CITY COUNCIL MEETING MINUTES

5580 W. 4600 S. Hooper, UT 84315
Thursday, August 5, 2021, at 7:00 PM

PRESENT

Mayor Dale Fowers

Councilman Ryan Hill

Councilman Cindy Cox

Councilman Lisa Northrop

Councilmen Chris Paulsen and Brad Ostler were excused.

City Staff: Whittney Black and Sherri Bingham

Audience: See attached list.

6:30 WORK MEETING:

The Council held a 6:30 work meeting where they discussed possible ordinance violations such as staying on city property overnight, living in trailers, and excessive weeds. Councilwoman Northrop also expressed her concerns about clogged drain ditches if the city experiences heavy rainfall like southern Utah. Mayor Fowers indicated that the public works have cleaned them out. Sherri Bingham presented the schedule for Tomato Days to the council and commented that she would need assistance from the council at certain events on Friday, Saturday, and Monday of Tomato Days.

7:00 REGULAR MEETING:

1. OPENING

Mayor Fowers called the meeting to order.

a. Pledge of Allegiance and Reverence

Councilwoman Northrop led in the Pledge of Allegiance
Councilwoman Cox offered reverence.

2. APPROVAL OF MINUTES DATED JULY 1, 2021

COUNCILWOMAN NORTHROP MOTIONED TO APPROVE THE MINUTES DATED JULY 1, 2021. COUNCILMAN HILL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

3. CONFLICTS OF INTERESTS AND DISCLOSURES

There were no conflicts of interests or disclosures declared for any items on the agenda.

4. REPORTS – JUNE FINANCIALS FOR FISCAL YEAR 2020-2021

There were no questions or concerns about the June Financials for the fiscal year 2020-2021.

5. CITIZEN COMMENT: *Agenda Items Only*

Mayor Fowers opened the meeting for citizen comment on agenda items.

There were no public comments on any of the agenda items.

Mayor Fowers closed the meeting for citizen comment on agenda items.

6. CITY BUSINESS

a. Appointment and swearing in of new City Recorder, Whitney Black

COUNCILWOMAN COX MOTIONED TO APPOINT WHITTNEY BROOKE BLACK AS THE NEW CITY RECORDER. COUNCILWOMAN NORTHROP SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

Mayor Fowers carried out the swearing in of Whitney Brooke Black as the new city recorder.

b. 50th Anniversary Community Scholarship opportunity presentation by President Jim Taggart and Development Director Brynn Murdock from the Ogden Weber Technology College

President Jim Taggart presented a full-year scholarship to Hooper City from the Ogden Weber Technology College. President Taggart explained that the city can give this scholarship to an employee, an employee's dependent, or a resident. President Taggart explained that the scholarship must be presented to someone by December of 2021. Development Director Brynn Murdock answered the council's clarifying questions.

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

Mayor Fowers opened the meeting for public comment.

Greg Cypers, resident at 5230 W 4825 S, expressed his concerns about people riding motorized vehicles in the detention pond by his house. He commented that the current signs are not doing their job and requested the city purchase and post signs with pictures that state, "violators will be prosecuted".

Mayor Fowers closed the meeting for public comment.

8. ADJOURNMENT

AT 7:32PM, COUNCILWOMAN COX MOTIONED TO ADJOURN THE MEETING. COUNCILMAN HILL SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

APPLICATION FOR A HOOPER CITY SUBDIVISION ON/SITE PLAN

Subdivision Name Miles Farms Zone R1 Date Submitted 1/25/2021

Address of Subdivision 4600 S 6300 W Hooper City, UT No. of Units or Lots 5

Owner Name Brandt Miles/Robb Miles Address 2381 Bluff Ridge Dr. Syracuse UT 84075 Ph 801-231-9130/801-645-3855

Fax # N/A Email Address brandtdmiles@gmail.com/ rmconst.55@gmail.com

Subdivider's Name Brandt Miles/Robb Miles Address 2381 Bluff Ridge Dr Syracuse UT 84075 Ph 801-231-9130

Fax # N/A Email Address brandtdmiles@gmail.com

Name of Intended Escrow Holder Brandt Miles/ Robb Miles Address 2381 Bluff Ridge Dr Syracuse UT 84075

Contact Name Brandt Miles Ph 801-231-9130 Fax # N/A Email brandtdmiles@gmail.com

Surveyor's Name Greg Hansen Address 538 N Main St. Brigham City, UT 84302 Ph (435) 723-3491

Engineer's Name Jim Flint Address 538 N Main St. Brigham City, UT 84302 Ph (435) 723-3491

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

Secondary Water System in Place? Yes Type 12" Secondary Water Line Ph (801) 985-8429

Culinary Water Available? Yes Type 8" PVC Culinary Water Line Ph (801) 985-1991

Sewer Connection Available? Yes Contact Darren Steele (801) 644-6157 Type 10" Vacuum Sewer

Septic System Appears Feasible? N/A Contact N/A Type N/A

Is Property in a Flood Hazard Area? No Flood Zone Zone X Lowest Elevation 4225.29

Access Road Above 4215' Elevation? Yes Source Topo completed by HAI Survey Crew

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

There are no such agreements, rights-of-way, or easements that could affect this site.

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

Since 2007 the property was owned by Kevin Fielding. The property was purchased in the year 2020 by Miles Homes LLC & Robb D Miles Construction LLC.

The property contains 2.5 acres which will be subdivided into 5 (five) lots of approx .5 (one-half) acres each.

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

Brandt Miles

Brandt Miles

Digitally signed by Brandt Miles
Date: 2021.01.25 15:07:47 -0700

Date

Signature

Office Use Only

Subdivision Preliminary Fee: _____

Preliminary Approval Date: _____

Subdivision Final Fee: _____

Final Approval Date: _____

Number of Copies: _____ Envelopes: _____

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO HOOPER CITY STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES. CONTRACTOR TO POT HOLE EXISTING CULINARY WATER, SECONDARY WATER, AND SEWER ALONG PROPOSED STORM DRAIN LINE AS SHOWN ON SHEET 2. RESULTS TO BE REPORTED TO PROJECT ENGINEER IMMEDIATELY.

TRAFFIC CONTROL IS THE RESPONSIBILITY OF CONTRACTOR; TRAFFIC CONTROL PLAN AND CONSTRUCTION ROUTING TO BE DISCUSSED WITH HOOPER CITY PRIOR TO COMMENCEMENT OF WORK.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

GRADING NOTES:

ALL WORK TO BE DONE TO SPECIFICATIONS OF GEOTECHNICAL REPORT WHERE/IF APPLICABLE.

WATER: FIRE HYDRANTS ARE LOCATED NEARBY – CONTACT WEBER COUNTY FIRE DEPARTMENT FOR DETAILS/USAGE.

IF APPLICABLE, EXCESS SOILS TO BE SPOILED ON-SITE AND/OR AT DIRECTION OF OWNER.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 96%! NOTE: CONTACT CITY TO DETERMINE TRENCH BACKFILL PROGRAM. IMPORTED STRUCTURAL FULL-DEPTH BACKFILL IS NOT ANTICIPATED PER STRICT APPLICATION OF PROPER BEDDDING AND COMPACTION TECHNIQUES – THE BACKFILL PROGRAM WILL BE FIELD-DETERMINED IN CONJUNCTION WITH CITY INSPECTOR AND PUBLIC WORKS DIRECTOR.

WATER / FIRE PROTECTION:

ALL CULINARY WATER CONSTRUCTION SHALL ADHERE TO THE STANDARD DETAILS AND SPECIFICATIONS OF THE HOOPER WATER IMPROVEMENT DISTRICT. A COPY OF THE STANDARD DETAIL AND SPECIFICATIONS IS AVAILABLE BY CONTACTING THE DISTRICT AT (801) 985-1992 DURING REGULAR BUSINESS HOURS.

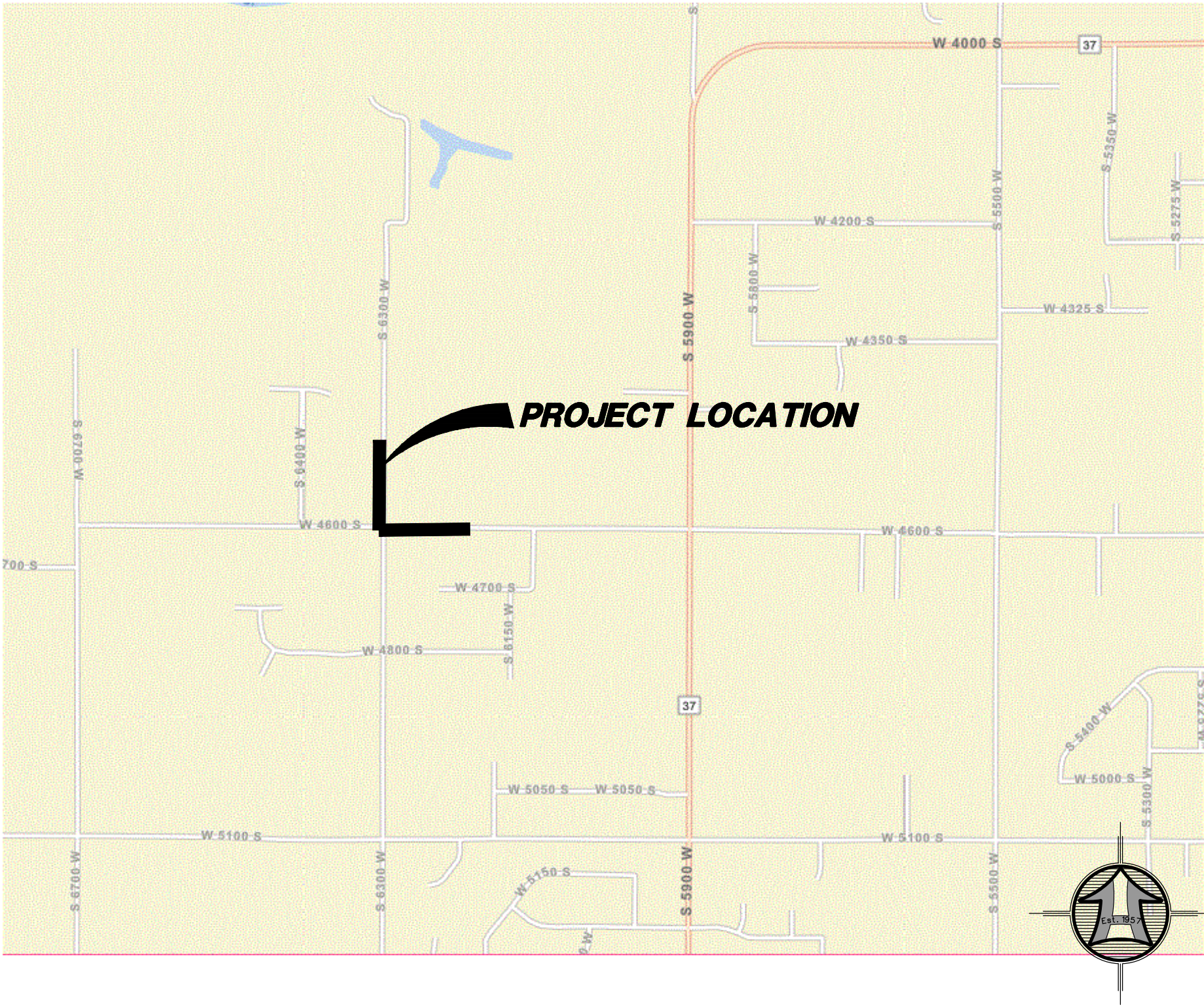
THE HOOPER WATER IMPROVEMENT DISTRICT SHALL BE NOTIFIED 48 HOURS BEFORE ANY PRE-CONSTRUCTION MEETING OR CONSTRUCTION ACTIVITY BY CALLING (801) 985-1991 DURING REGULAR BUSINESS HOURS.

WATER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED AT THE WATER MAIN – SERVICES TO BE AT LOCATION SHOWN ON DRAWINGS, SEPARATED FROM SEWER LATERALS BY AT LEAST 10 FEET. PLACE WATER METERS IN LANDSCAPE STRIP AND EXTEND/STUB A 2-INCH LINE BEYOND THE SIDEWALK.

FIRE HYDRANT LOCATIONS WILL BE PER WEBER COUNTY FIRE DISTRICT DICTATES – CONTACT DAVID REED AT 801-782-3580 EX. 205.

MILES FARMS

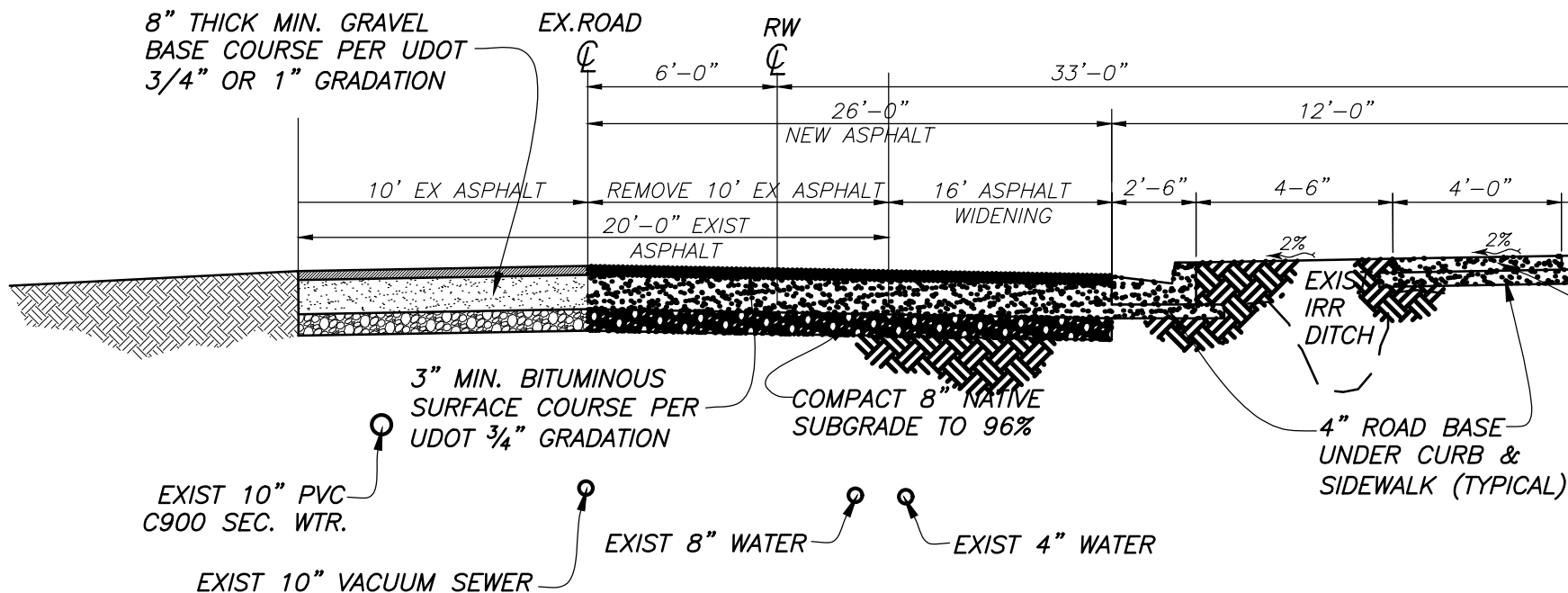
PROJECT NOTES



SHEET INDEX:

- 1 PROJECT DATA
- 2 OVERALL SITE & UTILITY PLAN
- 3 4600 SOUTH PLAN & PROFILE
- 4 6300 WEST PLAN & PROFILE
- 5 OVERALL GRADING PLAN
- 6 SWPPP MAP

CITY TO PROVIDE 1-1/2" AT THEIR DISCRETION OVERLAY FROM CENTERLINE WESTWARD ON 6300 WEST. CONTRACTOR TO MATCH TOP OF OVERLAY, ACHIEVE 2% MIN CROSS SLOPE



6300 WEST
STA: 2+25 TO 3+75
LOOKING NORTH
NOT TO SCALE

SEWER:

AN EXISTING 10" VACUUM SEWER MAIN EXISTS IN 4600 SOUTH & 6300 WEST. ALL SEWER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED AT SAID SEWER MAIN – SERVICES TO BE AT LOCATION SHOWN ON DRAWINGS, SEPARATED FROM CULINARY WATER LATERALS BY AT LEAST 10 FEET. A 10" FORCE MAIN SEWER EXISTS IN 4600 SOUTH. SAID MAIN TO BE LOCATED AND PROTECTED BY CONTRACTOR.

STUB ALL SEWER LATERALS BEYOND SIDEWALK AND MARK WITH GREEN-PAINTED POST OR POLY LINE.

ALL VACCUM SEWER PIPING SHALL BE SDR21 PVC OR SCHEDULE 40 PVS WITH RIEBER GASKETS.

STORM DRAINAGE:

THE PROJECT WILL CONNECT TO THE EXISTING STORM DRAIN ON THE SOUTH SIDE OF 4600 SOUTH. ALL STORM RUNOFF WILL SURFACE DRAIN TO THE PROPOSED CURB INLET BOX ON 4600 SOUTH. THE PROPOSED CURB INLET WILL THEN TIE INTO THE EXISTING MANHOLE ON THE CORNER OF 4600 SOUTH & 6300 WEST.

ALL LOTS WILL BE GRADED SUCH THAT ANY SURFACE FLOW DOES NOT FLOW ONTO ADJACENT PROPERTIES. INDIVIDUAL LOT BERMING MAY BE EMPLOYED TO ACCOMPLISH THIS.

IRRIGATION / SECONDARY WATER:

LOT OWNERS WILL HAVE PRESSURIZED SECONDARY WATER FROM HOOPER IRRIGATION. THERE IS AN EXISTING HOOPER IRRIGATION 18-INCH DUCTILE IRON SECONDARY WATER MAIN RUNNING ALONG THE NORTH SIDE OF 4600 SOUTH & A 10-INCH PVC C900 SECONDARY WATER MAIN RUNNING ALONG THE WEST SIDE OF 6300 WEST. ALL WORK TO BE IN ACCORDANCE WITH HOOPER IRRIGATION COMPANY STANDARDS.

THE WORK ON THE IRRIGATION SYSTEM ASSOCIATED WITH THIS SUBDIVISION MUST BE CAREFULLY COORDINATED WITH THE IRRIGATION COMPANY AND WATER USERS IF THE CONSTRUCTION IS INTENDED TO BE PERFORMED DURING THE IRRIGATION SEASON.

PRIVATE IRRIGATION LINE WILL BE RUN UNDER THE NORTH SIDEWALK ALONG 4600 SOUTH.

ELECTRICAL:

POWER TO BE PER ROCKY MOUNTAIN POWER. CONTACT PERSON IS CRAIG GARDNER AT 801-629-4434.

TELEPHONE / CABLE:

TBD

GAS:

GAS MAIN (PRESUMABLY) WILL RUN IN PLANTER STRIPS ON BOTH SIDES OF THE STREETS IN THE SUBDIVISION. CONTACT PERSON IS CODY RANDALL AT 801-389-1289.

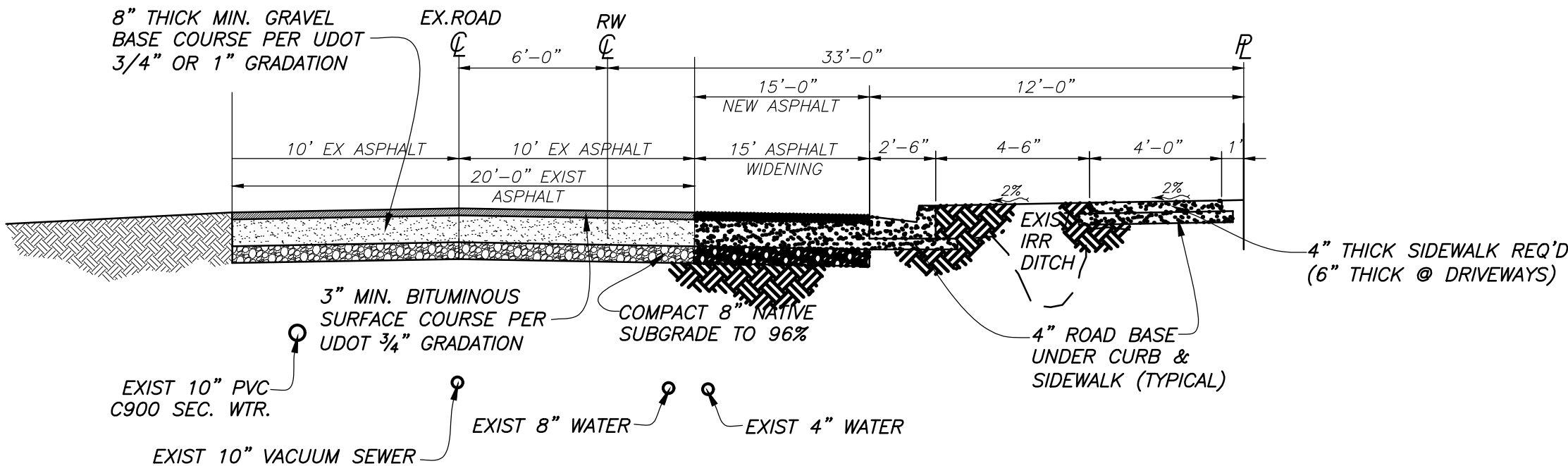
UTILITY CONTACTS:

SEWER – HOOPER CITY (JARED HANCOCK): 801-589-6234
WATER – HOOPER WATER IMPROVEMENT DISTRICT: 801-985-1991
FIRE PROTECTION – WEBER COUNTY FD (DAVID REED): 801-782-3580 EX. 205
STORM DRAINAGE – HOOPER CITY (JARED HANCOCK): 801-589-6234
SECONDARY WATER – HOOPER IRRIGATION COMPANY: 801-985-8429

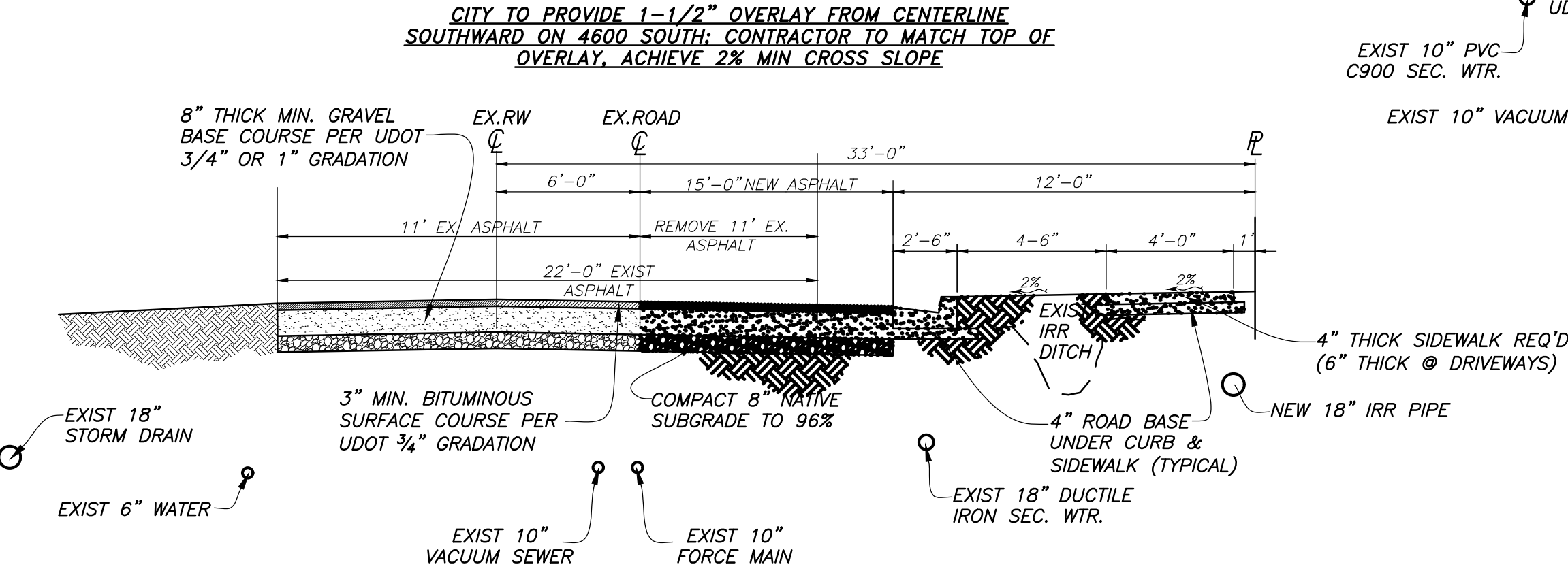
STRUCTURAL SECTION:

CONTRACTOR TO BID AN INITIAL CITY MINIMUM STRUCTURAL SECTION OF 3 INCHES ASPHALT ON 8 INCHES BASE ROCK ON 8 INCHES OF COMPACTED NATIVE SUBGRADE. SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO. ACTUAL STRUCTURAL SECTION TO BE UPDATED / CONFIRMED BY GEOTECHNICAL REPORT AND/OR OWNER.

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6300 WEST
STA: 0+14 TO 2+25
LOOKING NORTH
NOT TO SCALE



4600 SOUTH
LOOKING WEST
NOT TO SCALE

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Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 20'
Drawing File: 20-161v19 CP2.dwg
JOB NUMBER: 20-161

OVERALL IMPROVEMENTS PLAN FOR
MILES FARMS

6300 WEST 4600 SOUTH
HOOPER, WEBER COUNTY, UTAH
A PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M.

Sheet

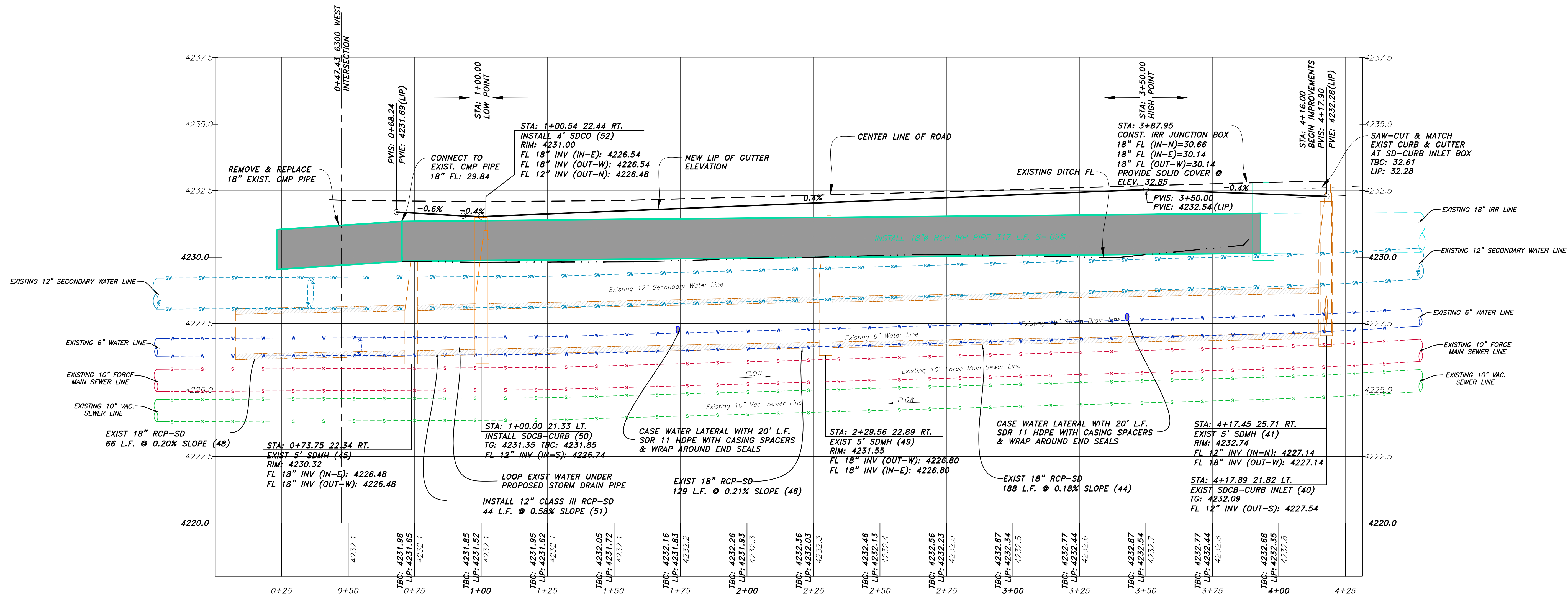
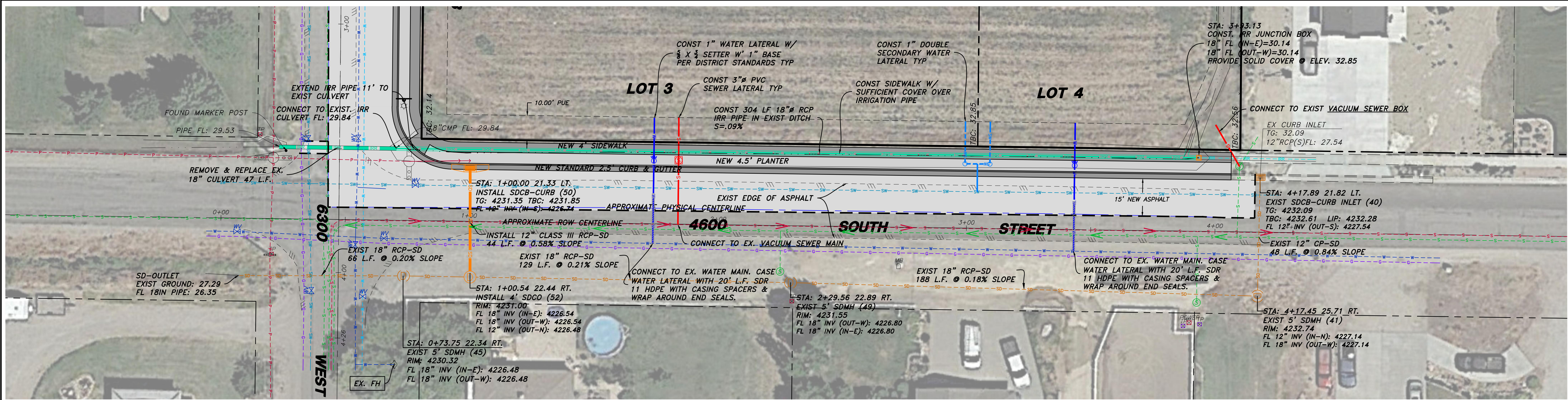
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NOTICE!

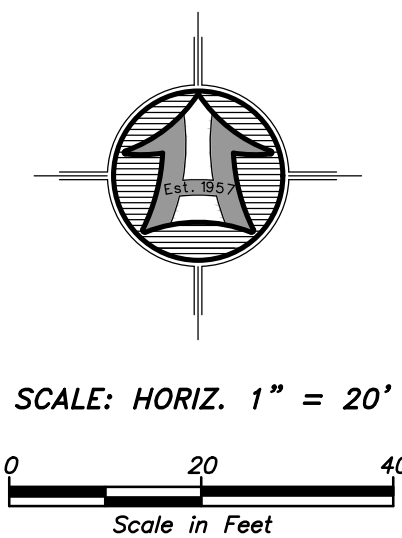
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Call BEFORE YOU Dig

1-800-662-4111
UNDERGROUND SERVICE

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- TOP OF GRATE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT



Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

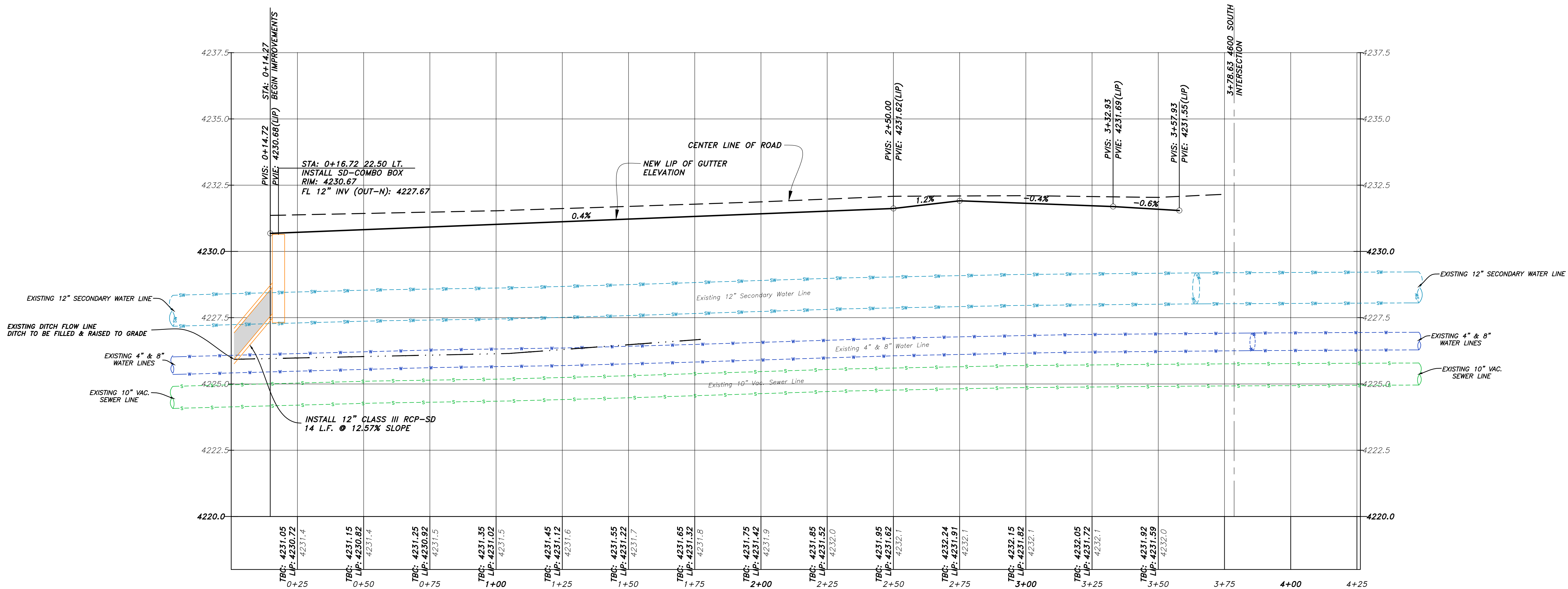
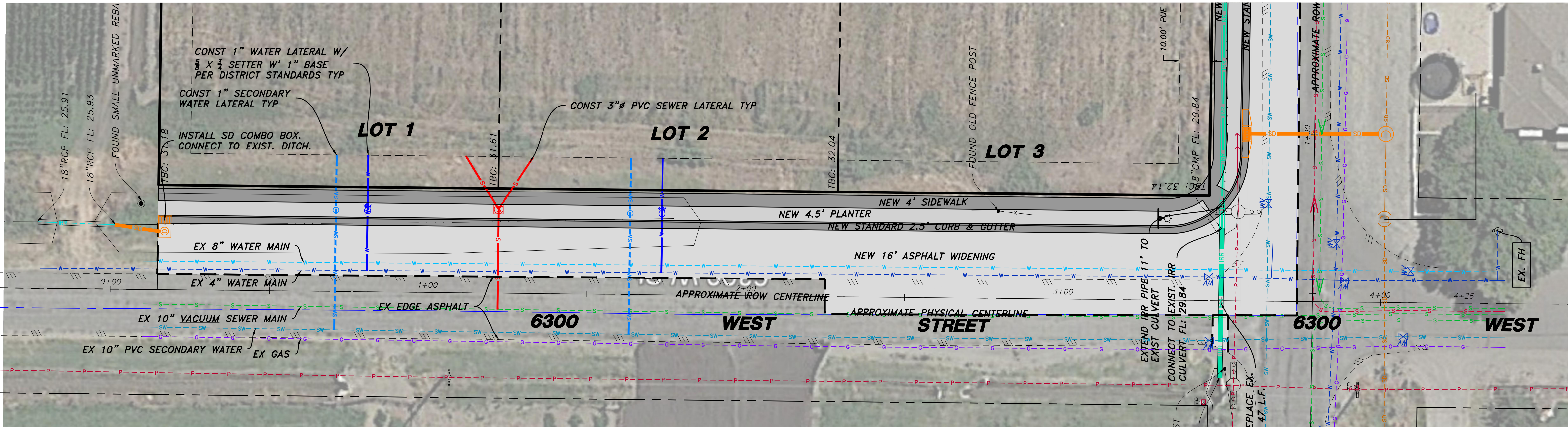
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Approved By: _____
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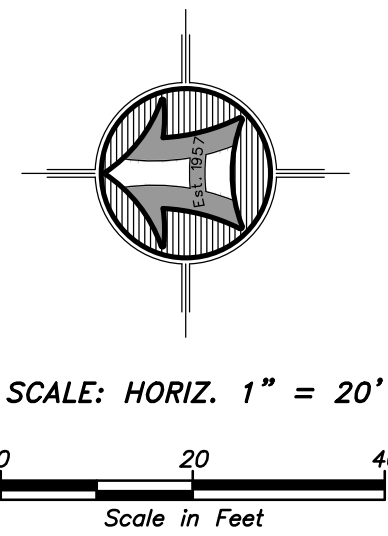
4600 SOUTH PLAN & PROFILE FOR
MILES FARMS
6300 WEST 4600 SOUTH
HOOPER, WEBER COUNTY, UTAH
A PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M.

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LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
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6300 WEST PLAN & PROFILE FOR
MILES FARMS
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HOOPER, WEBER COUNTY, UTAH
A PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M.

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Revision

By

Date

No.

GRADING PLAN

The grading plan shows four lots (LOT 1, LOT 2, LOT 3, LOT 4) and three streets: 6300 WEST STREET, SOUTH STREET, and HIGHWAY 4600. The plan includes detailed grading information such as elevations (LIP, EOP, CL), slopes, and cross-sections. A north arrow and scale bar are provided.

Notes:

- CITY TO PROVIDE 1-1/2" AT THEIR DISCRETION OVERLAY FROM CENTERLINE WESTWARD ON 6300 WEST; CONTRACTOR TO MATCH TOP OF OVERLAY, ACHIEVE 2% MIN CROSS SLOPE
- CITY TO PROVIDE 1-1/2" OVERLAY FROM CENTERLINE SOUTHWARD ON 4600 SOUTH; CONTRACTOR TO MATCH TOP OF OVERLAY, ACHIEVE 2% MIN CROSS SLOPE
- GRADES SHOWN ON THIS SHEET DO NOT REFLECT CITY HALF-STREET OVERLAY - GRADES WILL INCREASE PER OVERLAY

Design Data:

Item	Value
DESIGN GRADE	LIP: 32.03
EXISTING GRADE	(EO: 32.03)
DESIGN SLOPE	1.62%
EXISTING SLOPE	(2.50%)

Scale: 1" = 10'

Scale in Feet: 0, 10, 20

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of
6
Sheets

LOT GRADING PLAN
(LOT DRAINAGE)

LOT 1

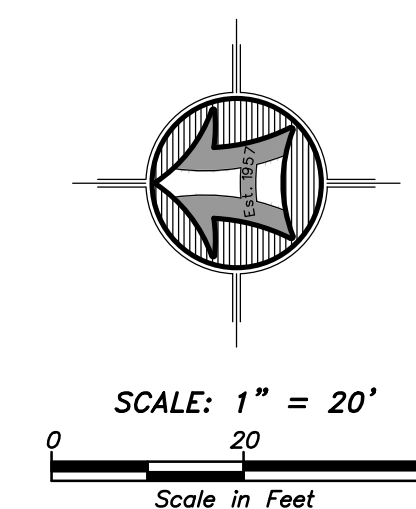
LOT 4

LOT 2

LOT 3

LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
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- EXISTING STORM DRAIN PIPE
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- SAW-CUT REQ'D.
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
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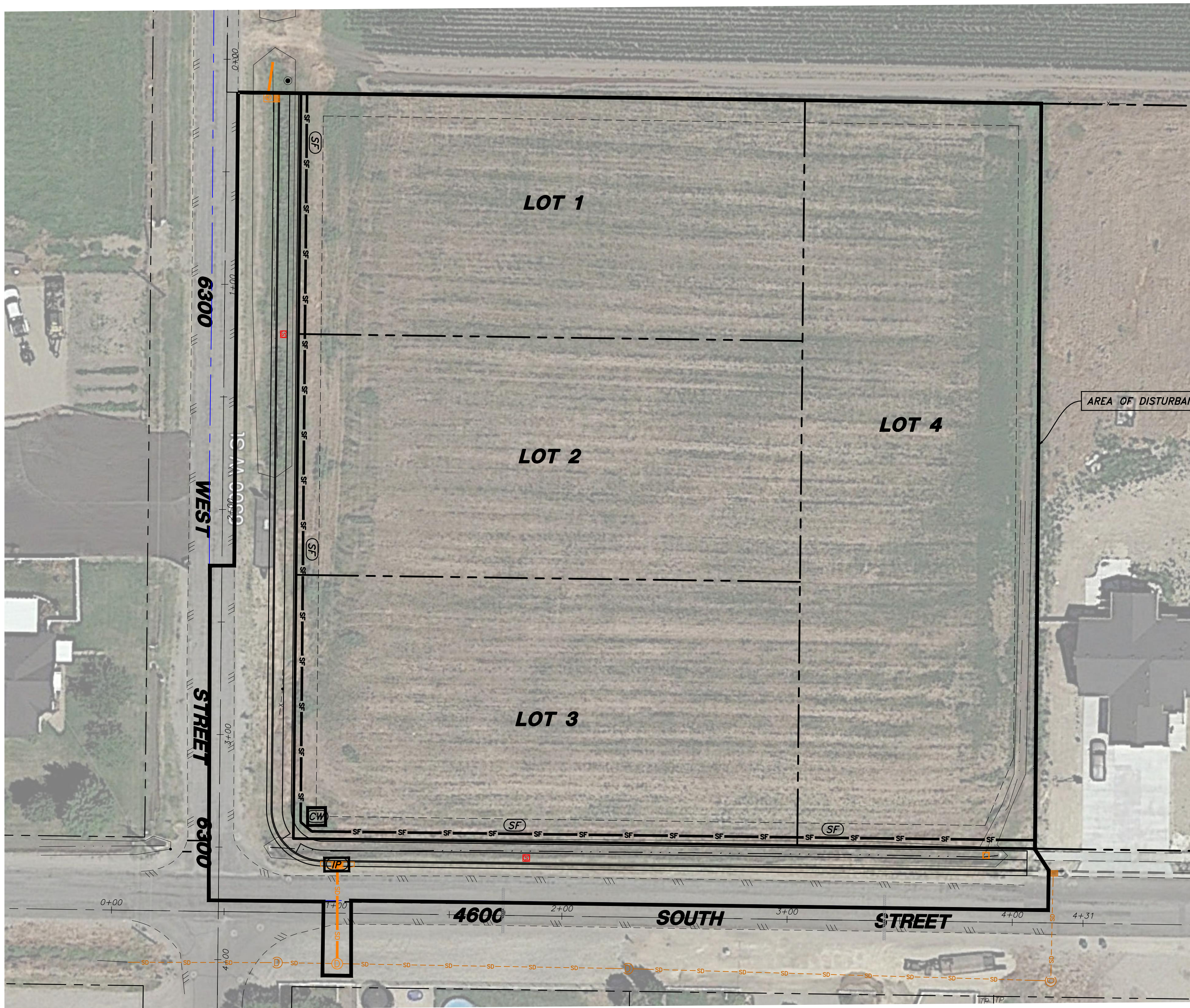
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GRADING PLAN FOR
MILES FARMS
6300 WEST 4600 SOUTH
HOOPER, WEBER COUNTY, UTAH
A PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 5 NORTH, RANGE 3 WEST, S.L.B.&M.

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of
6
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Revision
By
Date
No.



SWPPP PLAN

LOCATION:

LOCATION: HOOPER CITY, WEBER COUNTY, UTAH
SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SLB&M
LATITUDE: 41°10'51" N LONGITUDE: 112°08'11" W
APPROXIMATE ELEVATION: 4229'

PROJECT DATA:

TAX ID #: 100110018
PARCEL ACREAGE: 4.01 ACRES

MILES FARMS
4600 SOUTH 6300 WEST
HOOPER CITY, UTAH

OVERVIEW:

THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR A (5) FIVE LOT SUBDIVISION. GRADING WORK IS ALSO REQUIRED IN THE EXPANSION OF 4600 SOUTH & 6300 WEST OF THE ROAD AND CURB & GUTTER. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE SOUTH AND WEST BOUNDARIES OF THE PROJECT. A CONCRETE WASHOUT AREA IS LOCATED NEAR THE SOUTHWEST CORNER OF THE PROJECT.

MAINTENANCE/RECORD-KEEPING:

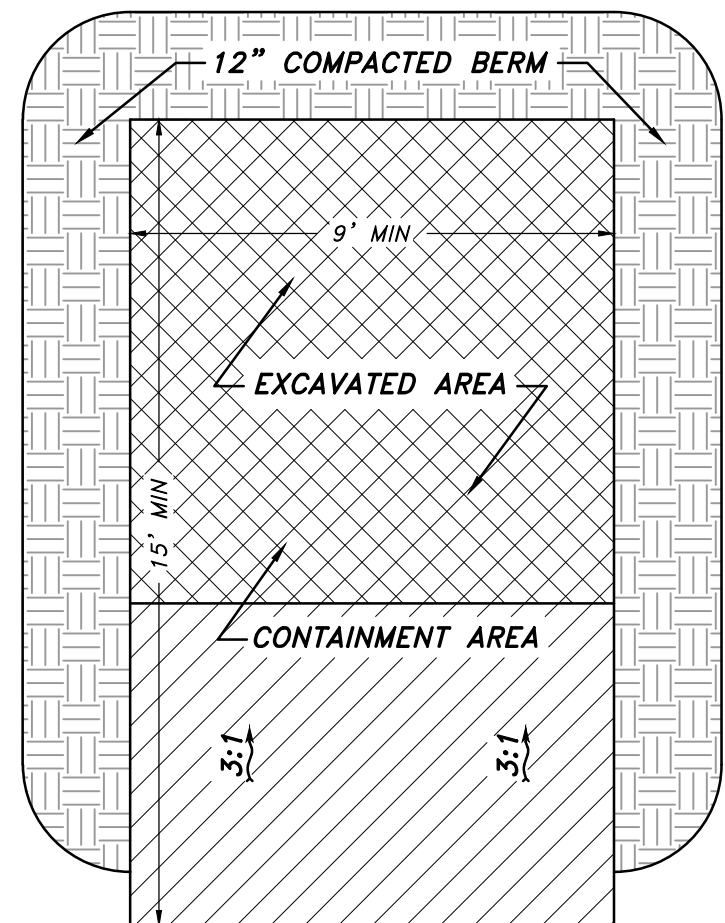
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF HOOPER CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY WEBER COUNTY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS HOOPER CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING WEBER COUNTY APPROVAL.

SWPPP PHASING – ORDER OF WORK:

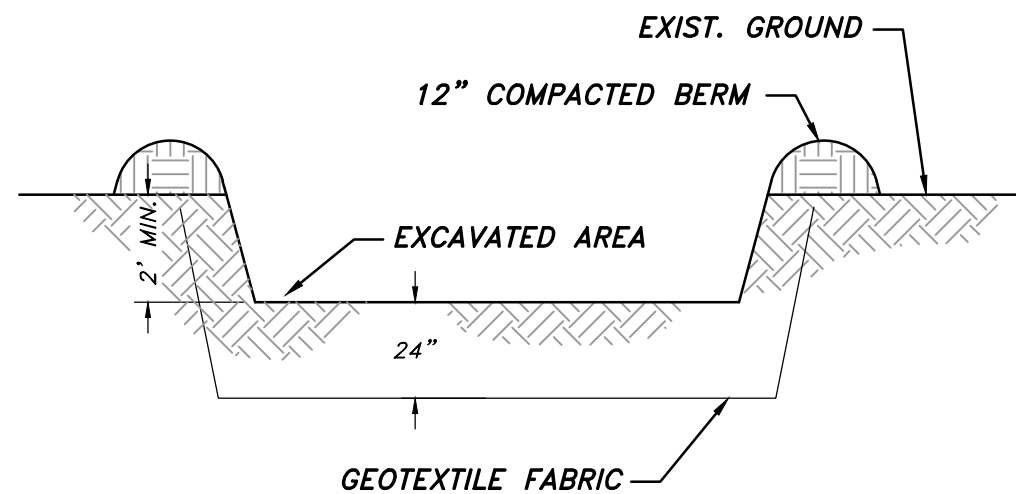
PHASE 1: CONSTRUCTION OF CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS.

PHASE 2: MAINTAIN CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS. INSTALL INLET PROTECTION UPON CONSTRUCTION OF CURB INLET BOXES.

PHASE 3: UPON ASPHALTING, REMOVE WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.



PLAN VIEW



CROSS SECTION A-A

CONCRETE WASHOUT AREA

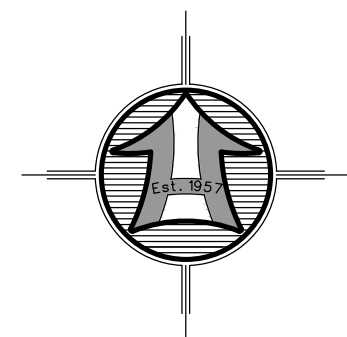
NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.

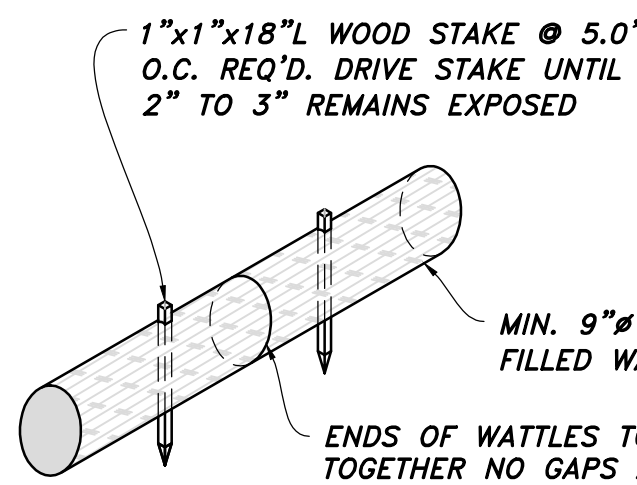
MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.

NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.



SCALE: HORIZ. 1" = 30'

Scale in Feet



9" HEAVY DUTY WATTLE REQ'D. INSTALL ACROSS FULL DITCH WIDTH

MIN. 9"Ø STRAW FILLED WATTLE REQ'D.

ENDS OF WATTLES TO BUTT TOGETHER NO GAPS ALLOWED

TYPICAL WATTLE/FILTER SOCK

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:

1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.

2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)

3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:

1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.

2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

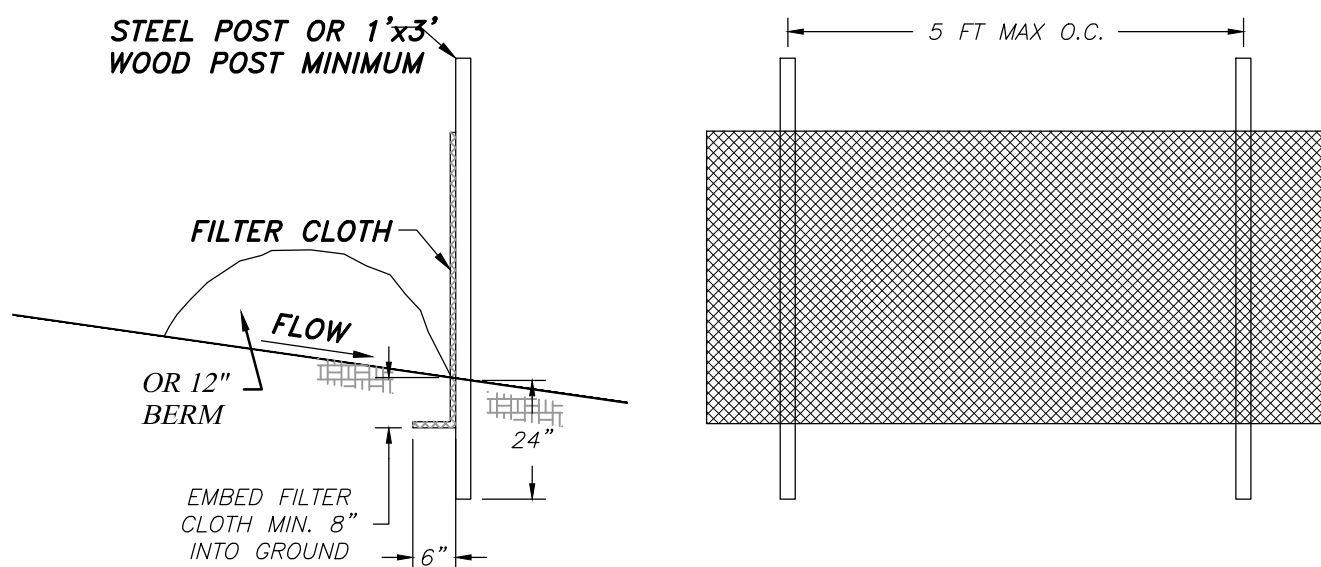
MAINTENANCE:

1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.

2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.

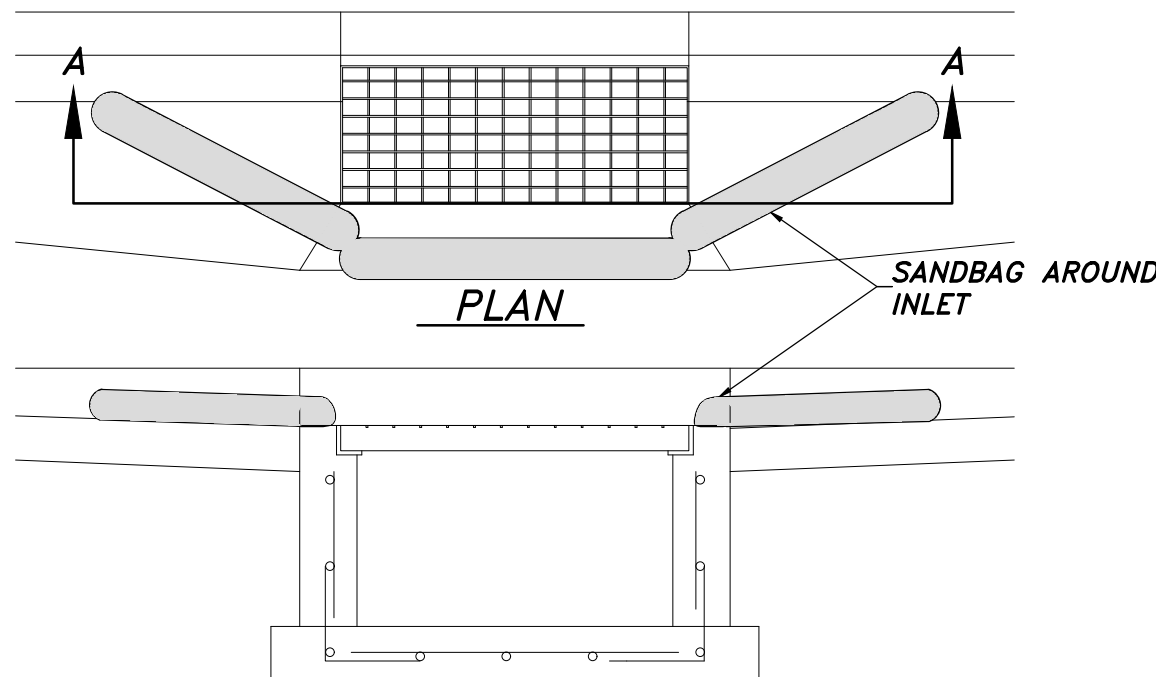
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.

4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.



SILT FENCE DETAIL

NOT TO SCALE



SECTION A

CURB INLET PROTECTION DETAIL

NOT TO SCALE

LEGEND

LABELS

(SF) – SILT FENCE OR BERM

(SCE) – STABILIZATION CONSTRUCTION ENTRANCE

(IP) – INLET PROTECTION

(CW) – CONCRETE WASHOUT

QUANTITIES

SILT FENCE/BERM – 654 LF

STABILIZED CONSTRUCTION ENTRANCE – 0

INLET PROTECTION – 1

CONCRETE WASHOUT – 1

PROPERTY BOUNDARY LINE
SILT FENCE OR BERM REQ'D
TRACKING PAD
CONCRETE WASHOUT AREA & SIGNAGE
INLET PROTECTION

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
Logan Ogden
(435) 398-4805 (801) 398-4805 (435) 752-8272
Celebrating over 60 Years of Business

HANSEN & ASSOCIATES, INC.

Drawn By: RS Date: 07/26/21
Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 20'
Drawing File: 20-161v19 CP2.dwg
JOB NUMBER: 20-161

SWPPP FOR
MILES FARMS
6300 WEST 4600 SOUTH
HOOPER, WEBER COUNTY, UTAH
A PART OF THE SOUTH HALF OF SECTION 12
TOWNSHIP 5 NORTH, RANGE 3 WEST, SLB&M.

Sheet
6
of
6
Sheets



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: Brandt Miles
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Tracy Allen
Date: July 28, 2021
Re: Miles Farms Subdivision Final Plat Review

The Hooper City staff has completed its second final plat review of the Miles Farms Subdivision. The purpose of this subdivision is to create a four-lot subdivision at 6300 West and 4600 South. This property is zoned R2. Comments from the previous staff reviews are included below. Comments from this review are shown in **red text**.

Plat

1. The lots close and they all show the correct area and 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. A vicinity map is required on the plat. **OK**
4. The address for Lot 1 will be 4586 S 6300 W; Lot 2 will be 4594 S 6300 W, Lot 3 if west facing will be 4598 S 6300 W and if south facing it will be 6288 W 4600 S; Lot 4 will be 6264 W 4600 S. **OK**
5. Please provide a date on the plat. **OK**
6. A signature block for the Hooper City Mayor is required along with a place below the mayor's signature for the City Recorder to attest. **OK**



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7. 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. No public land drain is available for this subdivision. A note must be added to the plat stating that no basements will be permitted. **OK**

Improvement Plans

Sheet 1

1. Under the Utility Contacts, remove and show Jared Hancock, 801-589-6234. **OK**
2. In the notes for Irrigation/Secondary Water (and elsewhere in the improvement plans as needed), please correct the company name from Hooper Irrigation Water District to Hooper Irrigation Company. **OK**

Note regarding irrigation work: The work on the irrigation system associated with this subdivision must be carefully coordinated with the irrigation company and water users if the construction is intended to be performed during the irrigation season.

3. The minimum compaction for native subgrade in the street sections should read "96%." **OK**

Sheet 2

1. What is being indicated by the note referring to the "existing filled ditch"? Please clarify. **OK**
2. A streetlight is required on the corner of 6300 West and 4600 South. **OK**
3. A street sign is required on the corner of 6300 West and 4600 South. **OK**
4. An ADA ramp is required on the corner of 6300 W and 4600 South. **OK**
5. The power pole on the corner of 6300 West and 4600 South will need to be relocated by the developer. **Noted on plans. OK**

Sheet 3

1. Public Works requires the storm drain at Sta. 1+00 to be installed straight across 4600 South and a new manhole installed to connect to existing storm drain system at that location. This will provide easy identification for future utility locating activities. **This has not been changed. It will be included in the staff memo during final plat approval. This has been updated. OK**



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Hooper, UT 84315

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2. The vacuum sewer piping shall be SDR21 PVC or Schedule 40 PVC with rieber gaskets. Please note this on the plans. Please label the vacuum sewer lateral from the vacuum main to the vacuum valve pit as 3" PVC or include the standard detail. This comment applies to Sheet 4 as well. **OK**

Sheet 4.

1. The plan shows connecting the new irrigation pipeline to an existing culvert. Consistent with other developments, existing culverts, typically in poor condition, are required to be replaced with new culverts or pipeline through the intersection. This must extend to the existing drainage ditch on west side of 6300 West. **OK**
2. A Combo Box is required at station 0+14.72 to collect storm water from the new curb and gutter before it discharges into the existing ditch drainage system. Extend the storm drain piping from the Combo Box to the existing ditch. **OK**

Sheet 5

1. City standards require cross slope on all streets to be a 2% minimum, including curb match pavement sections. If necessary, additional existing pavement may be removed in order to meet the minimum standard. Please clarify. **Many improvements have been made to the preliminary plans to help this situation. It will be included in the staff memo during final plat approval. No further changes have been made and is required for final plat approval. Please contact Jared Hancock for discussion of this issue. This has now been updated and reviewed by staff. OK**
2. Please indicate somewhere in the plan set how the lots in the subdivision are intended to drain. Note that drainage is not permitted to flow onto adjacent property. **Still required for final plat approval. This has not been changed and is required for final plat approval. The updated lot drainage plan has been reviewed by staff. OK**

Other Comments

1. There appears to be an existing drainage ditch along the east side of Lot 4. What is the purpose of the irrigation easement with 18" stub? If the existing ditch will be used for irrigation, it will need to be piped with 18" RCP as a minimum. Please clarify. **The developer has indicated that this ditch only served the property associated with these lots and will not be needed once the lots are using pressure irrigation. OK**



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- Recent larger development in this area has prompted the City to review the downstream storm drain facilities below 6300 West and it has been determined that they are inadequate for additional storm drainage. In an effort to mitigate this concern, the developer of a nearby 24-lot subdivision has offered \$10,000 towards future downstream storm drain improvements, or \$417 per lot. In fairness to all, the City would also ask that this 4-lot subdivision participate in the future upgrades at the same cost per lot. **This will be part of the discussions for Final Plat approval. There was no written correspondence with the recent update. Please indicate in writing to the City a willingness to participate or provide reasons for not being willing to participate so that this can be provided to the Planning Commission for final plat discussion. The developer has indicated in writing willingness to participate in this work.**
OK

Outside Entity Reviews

- 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 **A final approval letter has been provided. OK**

Weber Fire District

The City received a copy of the plat that was stamped by the Fire Marshal as “Approved”. OK

Hooper Irrigation Company

A Preliminary Will Serve letter has been provided by Hooper Irrigation Company. The letter states that there are sufficient water shares to serve the lot. A connection to pressure irrigation is required. OK. **A final approval letter has been provided. 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.

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name PARKER FARMS Zone R1 Date Submitted 6-15-21

Address of Subdivision 5319 S 7100 W Hooper City, UT No. of Units or Lots 1

Owner Name MARCIA PARKER Address 6068 N 2250 E, LIBERTY Ph 801-698-7074

Fax # _____ Email Address createstars@hotmail.com

Subdivider's Name OWNER Address _____ Ph _____

Fax # _____ Email Address _____

Name of Intended Escrow Holder _____ Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

5160 S 1500 W

Surveyor's Name REEVE & ASSOC. Address RIVERDALE, UT Ph 801-621-3100

Engineer's Name SAME AS SURVEYOR Address _____ Ph _____

Secondary Water Available? N Contact _____ Ph _____

Secondary Water System in Place? Y Type FLOOD IRRIGATION Ph _____

Culinary Water Available? Y Type HOOPER WATER Ph 801-985-1991

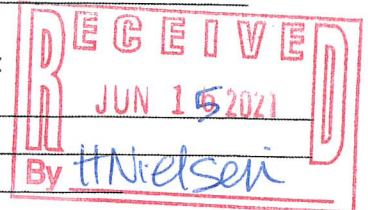
Sewer Connection Available? N Contact _____ Type _____

Septic System Appears Feasible? Y Contact WEBER COUNTY Type SEPTIC

Is Property in a Flood Hazard Area? N Flood Zone X Lowest Elevation 4231

Access Road Above 4215' Elevation? 4233.49 Source FIELD SURVEY

Please describe any agreements, rights-of-way, easements etc. that could affect this site:
THERE ARE NONE IN PLACE THAT WOULD AFFECT THE SITE



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

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

Date June 15 2021

Signature Marcia Parker

Office Use Only

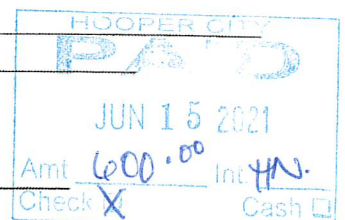
Subdivision Preliminary Fee: _____

Subdivision Final Fee: 600.00

Number of Copies: 3 Envelopes: X

Preliminary Approval Date: _____

Final Approval Date: _____



HOOPER CITY

Meeting - Aug. 12th

Aug 14, 2021

To Whom it May Concern:

To Whom it May Concern. I have reviewed point # 7 on the Hooper City Memo to Marcia Parker. I am a family member and joint owner on the farm in question on 7100 west in Hooper. I do not want a 'land use Separation fence' adjacent to the agricultural parcel. We like looking over the open landscape watching the seasons come and go. We as a family are in agreement. We do not wish to have a fence as described in the memo.

Thank you,

Signed JoAnn Mudrow Dated Aug 14, 2021

Signed Robert Duane Cox Dated 8-15-21

Signed Sonia C Nelson Dated 8-14-2021

Signed Marcia Parker Dated Aug 14 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: Marcia Parker
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Tracy Allen
Date: August 9, 2021
Re: Parker Farms Subdivision Final Plat Review

The Hooper City staff has completed its second final plat review of the Parker Farms Subdivision. The purpose of this subdivision is to create a one-lot subdivision on 7100 West at approximately 5333 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 review are shown in **bold**.

1. Lot 1 closes and conforms to the lot size and frontage requirements of the R1 zone. OK
2. The plat map boundary matches the written boundary description. OK
3. We calculated a different area for Lot 1 than what is shown on the plat (111,831 s.f. vs. 117,079 s.f.) Please clarify. **OK**
4. The Narrative states that there are existing easements for ditches. Please add these easements to the plat. **OK**
5. The Narrative states that there is encroachment of Mudrow Meadows along the North Line of this subdivision. Please show that encroachment on the plat. **OK**
6. The Narrative states that the front lot corners will be set in the top back of curb. It is possible (likely) that the City Council will not require construction of the curb at this time so this note will not be valid. Please clarify. **OK**
7. 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 adjacent to the open fields. However, based upon a Planning Commission recommendation, the City Council may waive this requirement



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Hooper, UT 84315

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

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 discussed by the Planning Commission.**

8. City ordinances require all new subdivisions to pipe existing drainage and irrigation ditches within and adjacent to the subdivision boundary. Public Works has reviewed the existing irrigation ditch along the east side of this proposed subdivision and determined that 18-inch reinforced concrete pipe and one 4-foot concrete manhole are anticipated to make this pipeline work with the existing piped section of the ditch. Please contact the Hooper Public Works Director to discuss and coordinate this work. This work will be described as a requirement of development that is included in the Developer's Agreement. **The ditch piping has now been included in the development plans. OK**

9. Street frontage improvements (curb, gutter, and sidewalk) are required on all developments 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 any construction at this time. **To be discussed by the Planning Commission.**

The developer will be required to coordinate with Public Works so that street drainage in front of the lot is adequately addressed. **OK**

10. 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

A copy of the Weber Fire Marshal review and approval is still required. It is possible that there is not an existing fire hydrant within the distance typically required for fire hydrant placement. Please clarify. **Received approval from the Weber Fire Marshal. OK**

Hooper Irrigation Company

A Final Will Serve letter has not been provided by Hooper Irrigation Company and is still required, even if pressure irrigation is not available at this time. **OK**



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Hooper, UT 84315

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

Rocky Mountain Power

A “will serve” letter has been provided. OK

Dominion Energy

A “will serve” letter has been provided. OK

Weber-Morgan Health Department

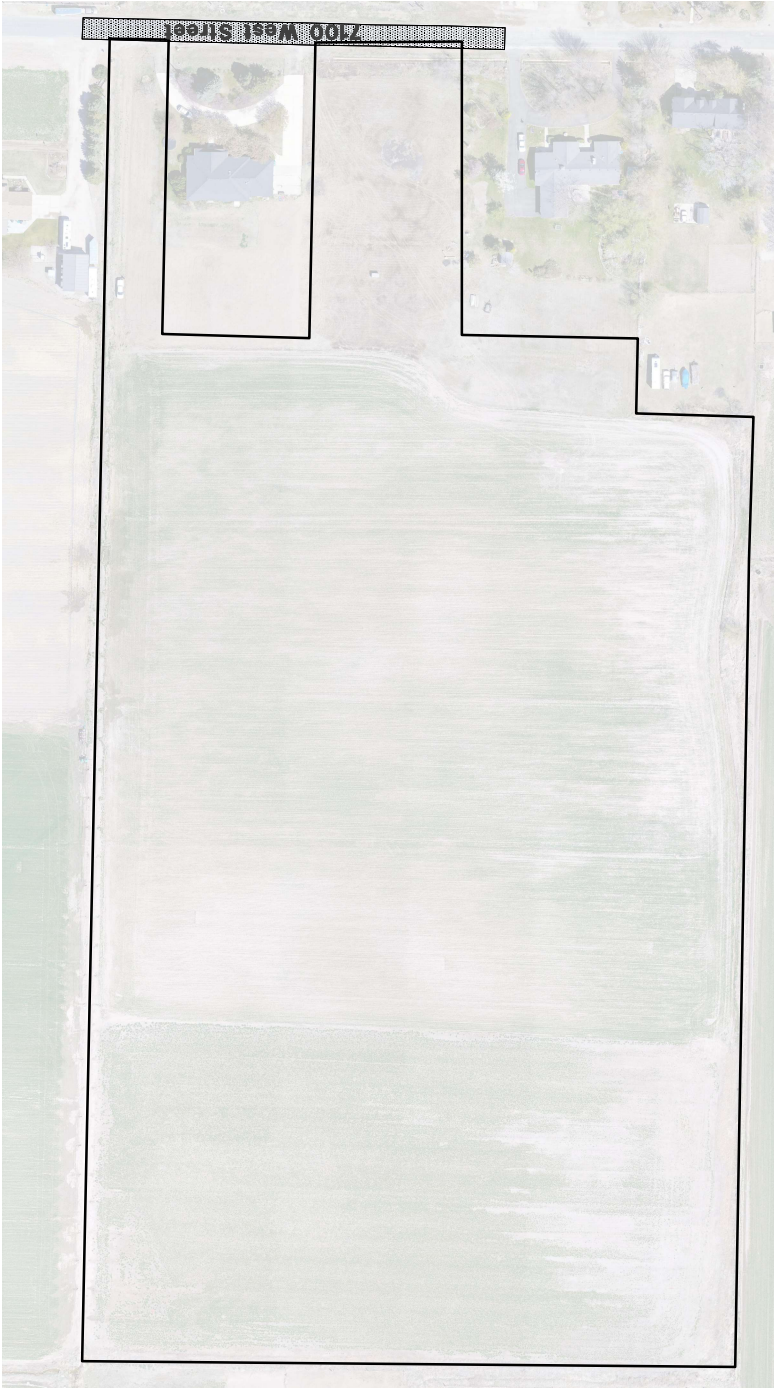
A feasibility letter has been provided for a Conventional Wastewater Disposal System. OK

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

PARKER FARMS SUBDIVISION

Improvement Plans

HOOPER CITY, WEBER COUNTY, UTAH
AUGUST, 2021



Vicinity Map
NOT TO SCALE

Sheet Index
Sheet 1 - Cover/Index Sheet
Sheet 2 - Irrigation Pipe 5+00.00-9+25.00



Reeve & Associates, Inc.
2160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 421-1100 FAX: (801) 421-1101
WWW.REVEE-UTAH.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE
DESCRIPTION

Parker Farms Subdivision
HOOPER CITY, WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info
Engineer: JEFFREY A. DRAPER, P.E.
Owner: HOOPER CITY
Drawn By: N. FICKLIN
Begin Date: AUGUST 2021
Name: PARKER FARMS SUBDIVISION
Number: 2678-01

2	Total Sheets
1	

Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS ADVISED THAT THE INFORMATION PROVIDED HEREON IS FOR GENERAL INFORMATION ONLY AND TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Surveyor
Reeve & Associates, Inc.
5160 South 1500 West
Rivdale, Utah, 84405
PH: (801) 621-3100

Developer Contact
Meredith Parker
Crestatons@hotmail.com
6068 North 2250 East
Perry UT 84310
(801) 421-1100

Project Contact
Reeve & Associates, Inc.
5160 South 1500 West
Rivdale, Utah, 84405
(801) 621-3100

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Josh Gooch Sub- Zone _____ Date Submitted 6-24-21

Address of Subdivision 6540 W 5100 S. Hooper City, UT No. of Units or Lots 1

Owner Name Josh Gooch Address 1176 N 4500 W Ph 801-628-0746
801-513-4225

Fax # _____ Email Address goochjosh42@gmail.com

Subdivider's Name Same Address _____ Ph _____

Fax # _____ Email Address _____

Name of Intended Escrow Holder _____ Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

Surveyor's Name Gardner Eng. Address Ogden Ph 801-476-0202

Engineer's Name Gardner Eng. Address Ogden Ph 801-476-0202

Secondary Water Available? no Contact _____ Ph _____

Secondary Water System in Place? no Type _____ Ph _____

Culinary Water Available? yes Type Hooper Water Ph _____

Sewer Connection Available? yes Contact Hooper City Type _____

Septic System Appears Feasible? no Contact _____ Type _____

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

Access Road Above 4215' Elevation? yes Source _____

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

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

This 1 ac. lot of broken off a larger parcel in Jan. 2021 it was surveyed and recorded in Weber County and was given a new Tax ID #

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

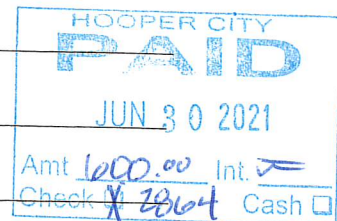
Date 6-24-21 Signature _____

Office Use Only

Subdivision Preliminary Fee: _____ Preliminary Approval Date: _____

Subdivision Final Fee: _____ Final Approval Date: _____

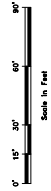
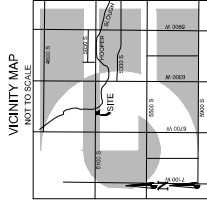
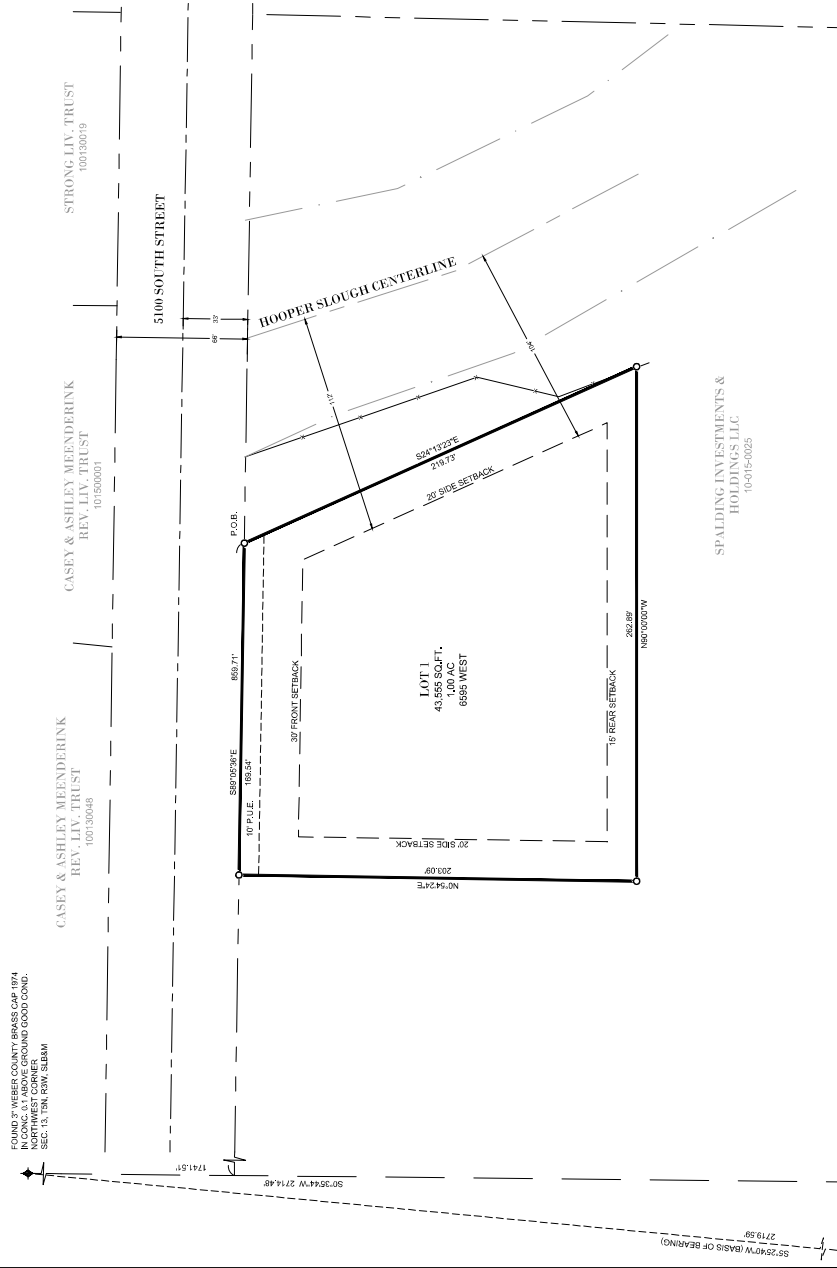
Number of Copies: _____ Envelopes: _____



JOSH GOOCH SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,
HOOPER CITY, WEBER COUNTY, UTAH
APRIL 2021

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF 5100 SOUTH STREET BEING LOCATED SOUTH EAST 889.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, RUNNING THENCE SOUTH 24°12'37" EAST 889.71 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY TO THE POINT OF BEGINNING, CONTAINING 43,555.90 FT. OR 1.00 ACRE, MORE OR LESS.



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- MONUMENT AS CAP
- MARKED REGULARLY
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- PUBLIC UTILITY EASEMENT (POLE)
- SETBACK LINE
- EASTING FENCE LINE

NOTES

- ZONE R1 LOW DENSITY RESIDENTIAL CURRENT BUILDING SETBACKS.
- EXISTING FLOODPLAIN IS 1.00 ACRE WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 48502C000 WITH AN EFFECTIVE DATE OF DECEMBER 18, 2005.
- NO BASEMENT WILL BE PERMITTED ON LOT 1.
- NO BASEMENT WILL BE PERMITTED ON LOT 1.

Important Notices
Many areas in Hooper have ground water problems due to a seasonally high (fluctuating) water table. There are also areas where soil is expansive and can cause foundation problems for buildings. The undersigned owner of this property is aware of these conditions and has taken steps to ensure that the property is suitable for construction. The undersigned owner is aware of the potential for ground water problems and has taken steps to ensure that the property is suitable for construction. The undersigned owner is aware of the potential for ground water problems and has taken steps to ensure that the property is suitable for construction.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING OF THE LINE BETWEEN THE NORTHWEST QUARTER OF SECTION 13 AND THE SOUTHWEST QUARTER OF SECTION 13 IS 09°25'57" WEST, WEBER COUNTY, UTAH NORTH AND 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 5100 SOUTH STREET WAS ESTABLISHED BY RECORD OF SURVEY NO. 894 AND ADJACENT MEANDERING SUBDIVISION.

HOOPER CITY ATTORNEY

HOOPER CITY ATTORNEY
HOOPER CITY ENGINEER
HOOPER WATER IMPROVEMENT DISTRICT
HOOPER IRRIGATION COMPANY

HOOPER CITY MAYOR

HOOPER CITY MAYOR
HOOPER CITY RECORDER

SURVEYOR'S CERTIFICATE

I, JOSH GOOCH, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 827228 IN ACCORDANCE WITH TITLE 80, CHAPTER 22, OF THE UTAH CODE ANNOTATED. I HAVE PERSONALLY CONDUCTED A VISUAL INSPECTION OF THE SUBDIVISION AND HAVE FOUND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT. I HAVE ALSO FOUND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT. I HAVE ALSO FOUND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT. I HAVE ALSO FOUND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT AND HEREBY DEDICATE, GRANT AND CONVEY TO HOOPER CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME SHALL BE USED AS PUBLIC HIGHWAYS OR STREETS FOR THE BENEFIT OF THE PUBLIC AND SHALL BE SUBJECT TO THE JURISDICTION OF THE CITY OF HOOPER, UTAH, FOR THE PURPOSE OF THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY HOOPER CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH DEDICATIONS.

SIGNED THIS _____ DAY OF _____, 2021.

BY: JOSHUA GOOCH

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2021, before me, _____, a Notary Public, personally appeared _____, who is known to me to be the person(s) whose name(s) (names) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

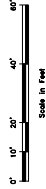
NOTARY PUBLIC

DEVELOPER JOSH GOOCH 101500001 WEST POINT, UT 8014260406	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE FID _____ FILED FOR AND RECORDED AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
GARDNER ENGINEERING MUNICIPAL LAND SURVING		
3150 SOUTH 305 EAST OGDEN, UT OFFICE: 8014260406 FAX: 8014260406		

VICINITY MAP
NOT TO SCALE

NOT TO SCALE		
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APRIL 2021

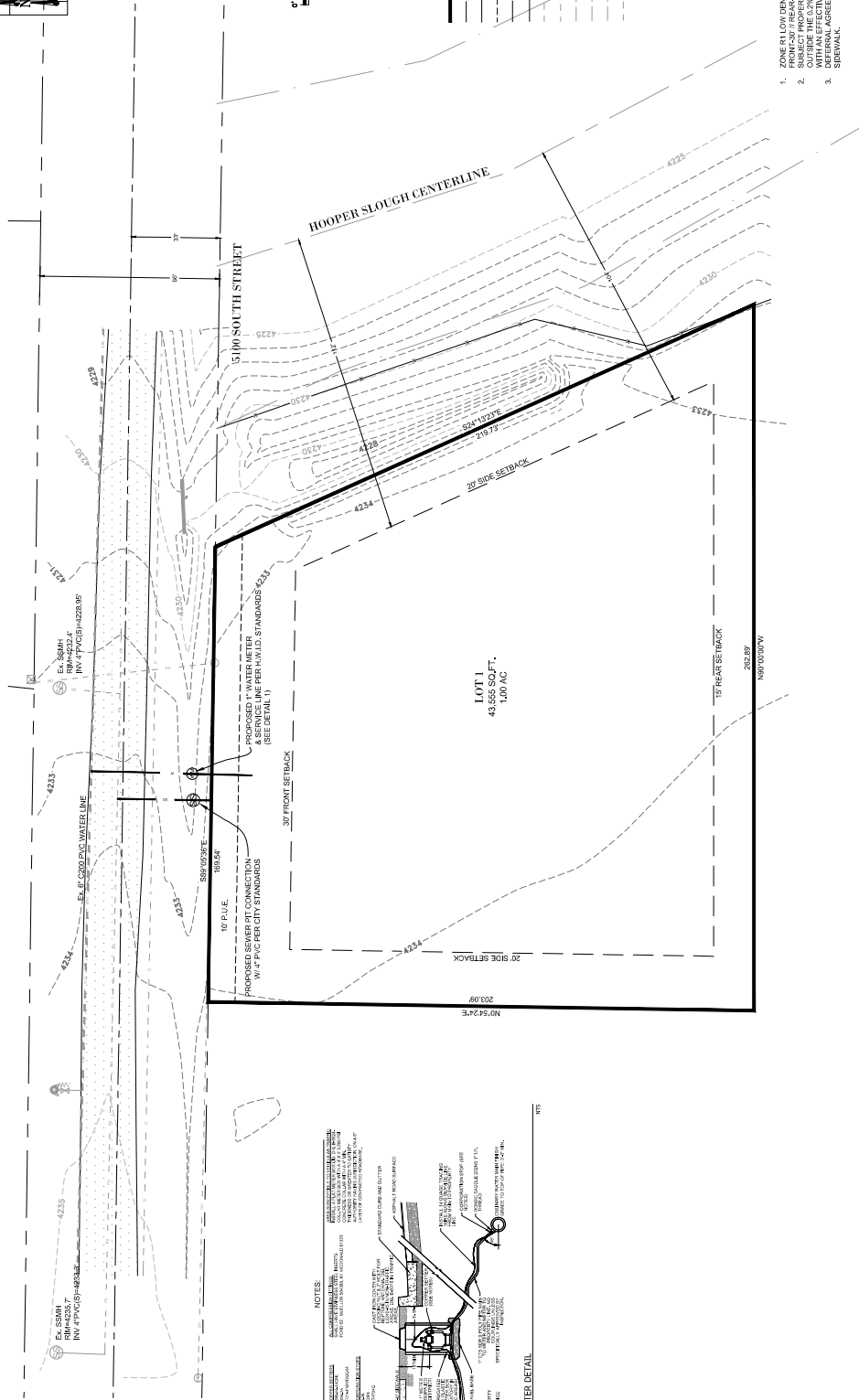


LEGEND

- [illegible]

NOTES

1. ZONE R1 LOW DENSITY RESIDENTIAL CURRENT BUILDING SETBACKS: FRONT-50' / REAR-15' // SIDE-20'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0400E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. DEFERRAL AGREEMENT INTENDED FOR PAVEMENT WIDENING AND CURB, GUTTER AND SIDEWALK.

[illegible]

1" WATER METER DETAIL.

—

DEVELOPER:
JOSH GOOCH
1176 N 4500 W
WEST POINT,
801-528-0746

S1	1
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COUNTY RECORDER
 COPY NO. _____ FEE PAID _____
 D FOR AND RECORDED _____

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

_____, IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____, RECORDED
_____, FOR _____

COUNTY RECORDER
_____, BY _____



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: Josh Gooch
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Tracy Allen
Date: August 5, 2021
Re: Josh Gooch Subdivision Final Plat Review

The Hooper City staff has completed its second review of the Josh Gooch Subdivision. The purpose of this subdivision is to create a one-lot subdivision on 5100 South at approximately 6600 West. This property is zoned R1. This is a minor subdivision, so this is a Final Plat review. Comments from the previous review are included below. Comments from this review are shown in **bold**.

1. The lot conform to the lot size and frontage requirements of the R1 zone. OK
2. The subdivision boundary closes and the plat map boundary matches the written boundary description. OK
3. There is proper setback from the center of the Hooper Slough to the closest location for a future structure. OK
4. The signature block for the Hooper City Council Chairman is not required. Signature blocks for Hooper Water Improvement District and Hooper Irrigation Company are required. **OK**
5. The address for Lot 1 to be added to the plat will be 6595 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. A new vacuum valve pit will be required for this lot. The depth and location of the valve pit must be coordinated with the Public Works Director and will depend upon the proposed placement of the



Hooper City Inc.

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future residence. This coordination is required before the staff can recommend final plat approval to the Planning Commission. **Coordination with Public Works Director has occurred. OK**

8. The location of the vacuum valve pit and the 3-inch vacuum lateral from the vacuum main may need to be relocated Sheet S1 following consultation with Public Works. **Coordination with Public Works Director has occurred. OK.**

9. Approval of the subdivision by the Weber Fire Marshal is required. If a new fire hydrant is required, this location must be shown on Sheet S1. **OK**

10. 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. Note 3 on the plat may need to be changed depending upon the City Council's decision.

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. **This coordination will occur during the construction phase of the subdivision. OK.**

11. Please add the following notes to the plat:

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 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



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overseeing lot drainage compliance on private property nor will the City be liable for surface drainage disputes between private property owners. OK

12. 6-foot tall land use separation fencing is required between residential and agricultural uses. This would apply to the western and southern 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. **OK**

13. Public Works has noted that the irrigation runoff from the existing field will flow in the direction of this lot. As a matter of information, it will be necessary to address this condition with the grading for Lot 1 as the lot is developed. Please confirm in a written response to the City that you are aware of this condition and provide a proposed solution for how this matter will be resolved. **OK**

14. A “will serve” letter is required from Rocky Mountain Power and Dominion Energy. **OK**

15. 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**

Hooper Irrigation Company

A letter has been received from Hooper Irrigation stating that there are adequate water shares to serve this lot once the pressure irrigation system is extended far enough to serve this area.

OK

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