

HOOPER CITY PLANNING COMMISSION
AMENDED AGENDA
5580 W. 4600 S. Hooper, UT 84315
Thursday October 14, 2021

Notice is hereby given that the Hooper City Planning Commission will hold their regular meeting on Thursday, October 14, 2021, starting at 7:00 p.m. at the Hooper City Municipal Building located at 5580 West 4600 South Hooper, UT 84315.

Work Meeting – 6:30pm

Regular Meeting – 7:00pm

1. Opening Ceremony
 - a. Pledge of Allegiance and Reverence
2. Approval of Minutes
 - a. Minutes dated September 9, 2021
3. City Business
 - a. Public Hearing and consideration for a conditional use permit for an oversized structure of 1750sqft located at 5122 S 6300 W for Jeremy Ulm
 - b. Public Hearing and consideration of the preliminary review of the Parker Estates Subdivision located at approximately 6300 West 6075 South for H.L. Parker Farms
4. Citizen Comment *(Limited to three (3) minutes per speaker)*
5. 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

October 14, 2021 Planning Commission Meeting Summary Sheet	
Agenda Item: 2a	Subject: Minutes Dated September 9, 2021
Petitioner: N/A	
Notices: N/A	Notes:
Attachments: Draft Minutes from September 9, 2021	

PLANNING COMMISSION MEETING MINUTES

5580 W. 4600 S. Hooper, UT 84315
Thursday, September 9, 2021, at 7:00 PM

PRESENT

Mayor Dale Fowers
Vice-Chairman Bryce Wilcox
Commissioner Sheldon Greener
Commissioner Amanda Prince
Councilwoman Cindy Cox
City Staff: Whittney Black – Recorder, Brandon Reed – City Attorney
Audience: See attached list.

EXCUSED

Chairman Mary Simpson
Commissioner Nathan Platt

6:30 WORK MEETING:

The Commission held a 6:30pm work session where they discussed the items on the agenda.

7:00 REGULAR MEETING:

1. OPENING

Vice-Chairman Bryce Wilcox called the meeting to order.

a. Pledge of Allegiance and Reverence

Commissioner Greener led in the Pledge of Allegiance
Commissioner Prince offered reverence.

2. APPROVAL OF MINUTES DATED AUGUST 12, 2021

COMMISSIONER PRINCE MOTIONED TO APPROVE THE MINUTES DATED AUGUST 12, 2021. COMMISSIONER GREENER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

3. CITY BUSINESS

a. Public Hearing and consideration for a conditional use permit for an accessory dwelling unit (ADU) located at 5342 W 3550 S for James and Robert Rasmussen

James and Robert Rasmussen were present seeking approval of a conditional use permit for an accessory dwelling unit (ADU) located at 5342 W 3550 S. The Rasmussen's explained that they would be using the ADU as a mother-in-law apartment for their mom.

Commissioner Prince asked if there would be an attached garage. The applicants indicated that there would be.

Vice-Chairman Wilcox opened the public hearing. There were no public comments. Vice-Chairman Wilcox closed the public hearing.

COMMISSIONER GREENER MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT (ADU) LOCATED AT 5342 W 3550 S FOR JAMES AND ROBERT RASMUSSEN. COMMISSIONER PRINCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

- b. Public Hearing and consideration for a conditional use permit for an accessory dwelling unit (ADU) located at 4747 S 5900 W for David and Kara Auseré

David and Kara Auseré were present seeking approval for a conditional use permit for an accessory dwelling unit located at 4747 S 5900 W. There were no comments from the commissioners.

Vice-chairman Wilcox opened the public hearing. There were no public comments. Vice-chairman Wilcox closed the public hearing.

COMMISSIONER PRINCE MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT (ADU) LOCATED AT 4747 S 5900 W FOR DAVID AND KARA AUZERÉ. COMMISSIONER GREENER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

- c. Public Hearing and consideration for a conditional use permit for a fence extension from 6ft to 8ft located at 5020 S 5050 W for Andre Redar and Olatundae Cerie Foster

Andre Redar was present seeking approval for a conditional use permit for a fence extension from 6ft to 8ft located at 5020 S 5050 W. Mr. Redar explained that they want a taller fence for privacy. There were no comments from the commissioners.

Vice-chairman Wilcox opened the public hearing. There were no public comments. Vice-chairman Wilcox closed the public hearing.

COMMISSIONER GREENER MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR A FENCE EXTENSION FROM 6FT TO 8FT LOCATED AT 5020 S 5050 W FOR ANDRE REDAR AND OLATUNDAE CERIE FOSTER. COMMISSIONER PRINCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

- d. Public Hearing and consideration of a conditional use permit for an oversized structure of 1920sqft located at 5191 S 5950 W for Paul Bohn

Eric Anderson, the builder for Paul Bohn, was present seeking approval of a conditional use permit for an oversized structure of 1920sqft located at 5191 S 5950 W. Mr. Anderson stated that the purpose for the structure is to storage his travel trailer and to get things off the street. Mr. Anderson also asked if it would be possible to request a larger size at this time. The city attorney advised that if the applicant wanted to build the structure larger than what has been advertised for the public hearing it would need to be readvertised. Commissioner Wilcox

asked if there would be electricity or plumbing to the building. Mr. Anderson indicated not at this time. There were no additional comments from the commissioners.

Vice-chairman Wilcox opened the public hearing. There were no public comments. Vice-chairman Wilcox closed the public hearing.

COMMISSIONER PRINCE MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR AN OVERSIZED STRUCTURE OF 1920SQFT LOCATED AT 5191 S 5950 W FOR PAUL BOHN. COMMISSIONER GREENER SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

e. Discussion on requesting modifying the R-2 frontage requirements to the City Council

Commissioner Greener presented a proposal to modify the frontage on R-2 lots from 100ft to 130ft.

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

Vice-chairman Wilcox opened the meeting for public comment.

There were no public comments.

Vice-chairman Wilcox closed the meeting for public comment.

5. ADJOURNMENT

AT 7:31PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER PRINCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSED UNANIMOUSLY.

October 14, 2021 Planning Commission Meeting Summary Sheet

Agenda Item: 3a

Subject: CUP for an oversized structure of 1750 sqft located at 5122 S 6300 W

Petitioner: Jeremy Ulm

Notices: Mailed on September 29th to everyone within 600ft

Notes: Will be used for storage

Property does have 10ft utility easements on the east and south sides of the property. He has obtained encroachment letters from all the utility companies and Hooper public works doesn't see any issues with allowing the applicant to encroach on the easement.

Attachments: Application

Site Plan

Preliminary Plans

Copy of letter to everyone within 600ft

Plat with lot circled

Encroachment Letters

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

✓ Fee: \$200.00
Total sq. ft. of Structure ~~3,000~~ 1,750
Date Submitted _____

Conditional Use Permit Oversized Structure

Print Applicant Name: Jeremy Ulm
Address: 5122 S. 6300 W.
Phone #: [REDACTED]
Day Time Phone #: _____ Email: [REDACTED]

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

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

☐ What will the structure be used for? Storage

☐ Will any plumbing be installed in the structure? Yes _____ No X

☐ Will any electricity be installed in the structure? Yes X No X

☐ Will structure be used for a business? Yes _____ No X

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

Explain: _____

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

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

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

Signature: [Signature] Date: 8-23-2021

Name of Applicant Jeremy Ulm

Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

Comments/Conditions: _____

Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

Have 10ft "PUE" on East & South sides of property.

I have recieved Encroachment Release letters from the following utilities. to be 5ft from property line.

Rocky Mt. Power

Questar Gas Company

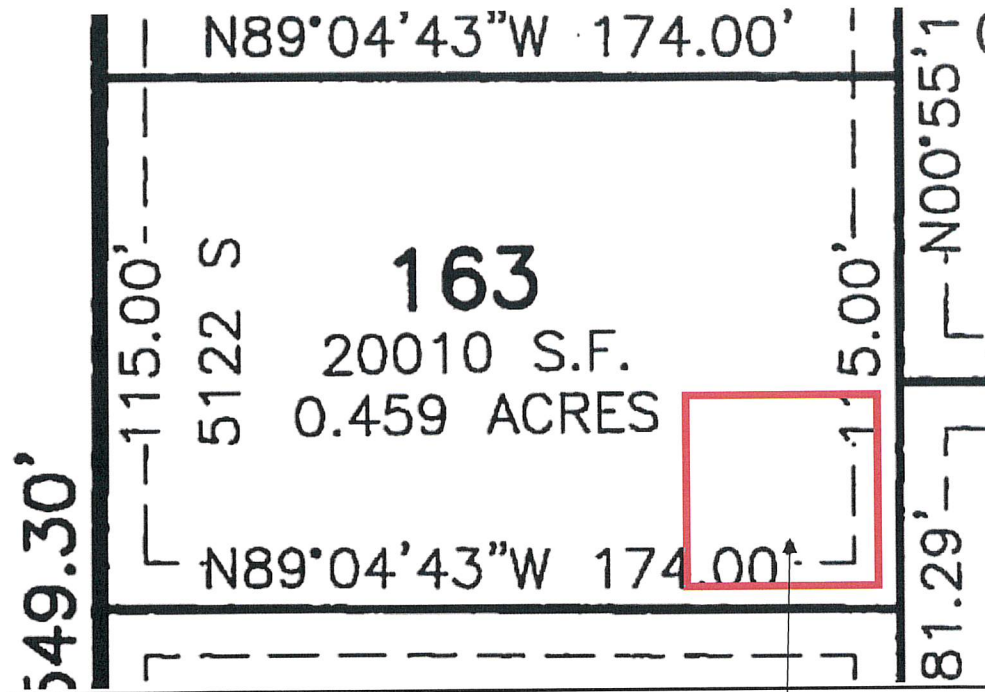
Hooper Irrigation Company

Hooper Water Improvement District

Comcast

Century Link

EXHIBIT A

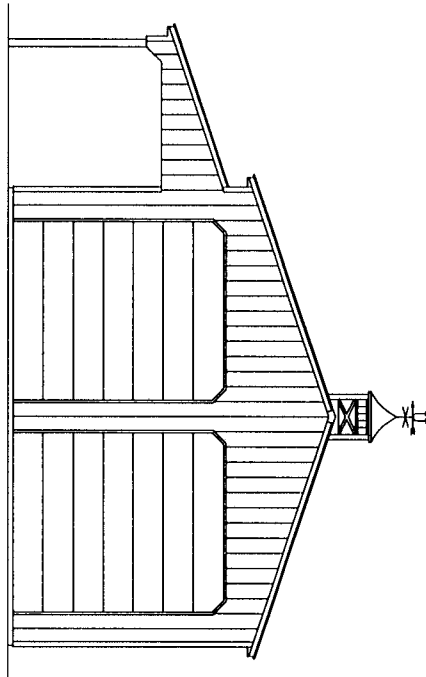


Approx. location of the
new 40'x40' pole barn

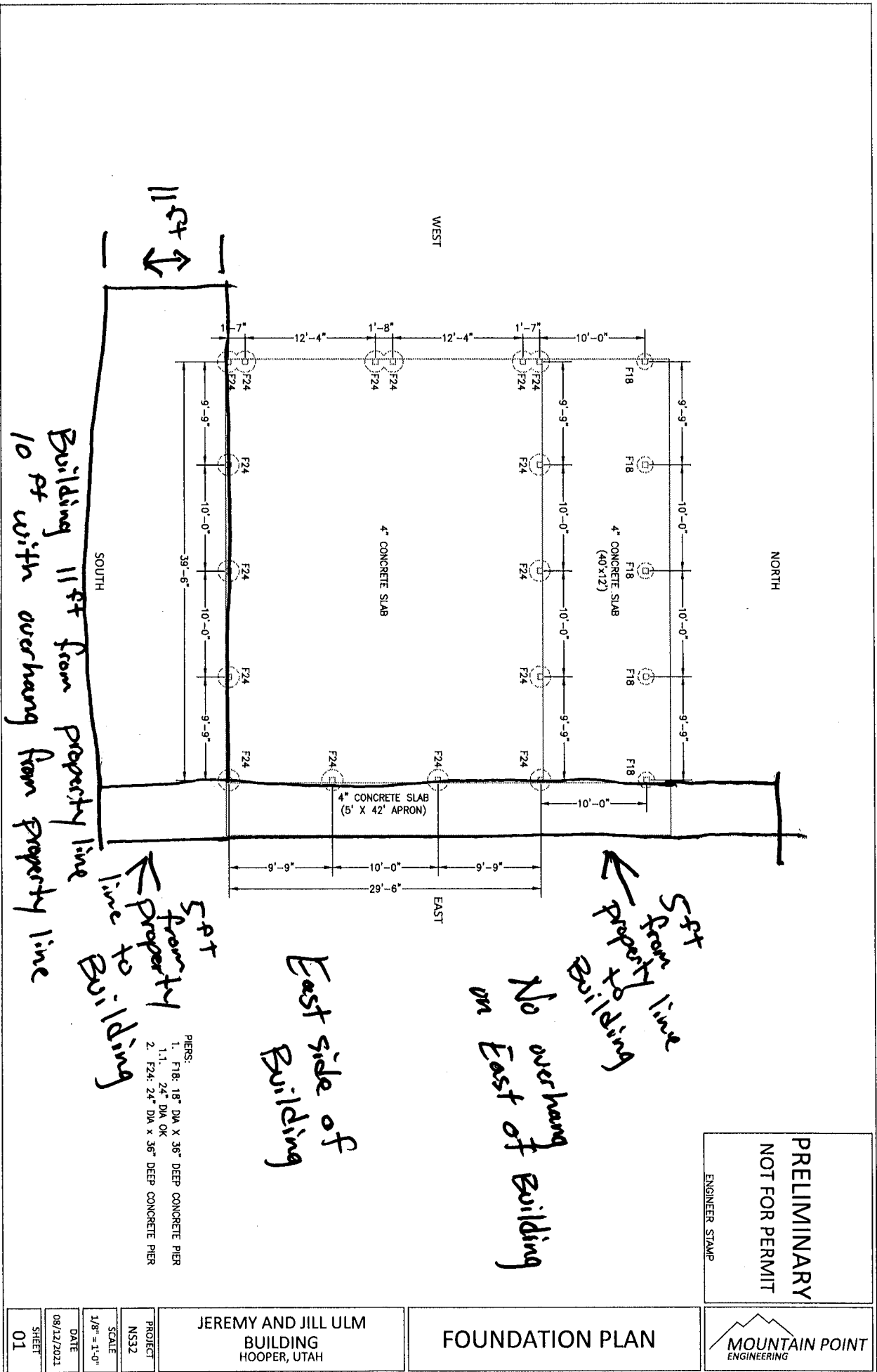
DRAWING NOTES

- DESIGN CODE: 2018 IBC.
 USE GROUP: U
 CONSTRUCTION TYPE: VB
 DESIGN CATEGORY: RISK CATEGORY I - LOW RISK
- SEISMIC CRITERIA:
 DESIGN CATEGORY D
 SOIL SITE CLASS D (ASSUMED)
 $R = 2.5$ (LIGHT-FRAME WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS)
 $SS = 0.09$, $S1 = 0.09$, $SDS = 0.09$, $SD1 = 0.09$
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
 BASE SHEAR = 000 LBS
- WIND LOAD:
 ULTIMATE WIND DESIGN SPEED: 105 MPH 3 SEC. GUST
 (RISK CATEGORY I, 2018 IBC FIGURE 1609.3(4))
 TERRAIN EXPOSURE C
- FROST DEPTH: 30 IN
 SITE ELEVATION: 4240 FT
- SNOW LOAD:
 GROUND SNOW LOAD: 43 PSF
 ROOF DESIGN SNOW LOAD: 30 PSF
- DEAD LOADS:
 ROOF STRUCTURE 4 PSF
 WALLS 4 PSF
- ROOF LIVE LOAD: 20 PSF
- CONCRETE FOUNDATION NOTES:
 1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:
 1.1. FOOTINGS: 3000 PSI
 1.2. SLABS ON GRADE: 3000 PSI RECD, 3500 PSI RECOMMEND
 2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
 3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
 4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
 5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.
- SOILS AND EXCAVATION:
 6. NO SOILS REPORT PROVIDED - STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
 7. ALLOWABLE BEARING PRESSURE: 1500 PSF
 8. NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED MINIMALLY DURING EXCAVATION.
 9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
- GENERAL:
 10. PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE. WHERE DETAILS ARE NOT SPECIFIED, TYPICAL DETAILS AS SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET SHALL APPLY.
 11. FOR SPECIFICATIONS NOT SHOWN REFER TO THE IBC.

NORTH STAR BUILDINGS JEREMY AND JILL ULM BUILDING



BUILDING INFORMATION		CONTRACTOR		DRAFTING & ENGINEERING		DRAWING INDEX		DATE	
SITE INFORMATION: ADDRESS: 5122 S 6300 W HOOPER, UTAH		NORTH STAR BUILDINGS CONTACT: ALAN WALKER ALAN@NORTHSTARBUILDINGS.COM PHONE: 385-254-1086		MOUNTAIN POINT ENGINEERING CONTACT: DEREK LLOYD DEREK@MOUNTAINPONENTENGINEERING.COM PHONE: 801-450-5332		SHEET DESCRIPTION 00 COVER SHEET 01 FOUNDATION PLAN 02 FLOOR PLAN 03 ROOF PLAN 04 ELEVATIONS 05 GIFT PLAN 06 PANEL LAYOUT 07-09 DETAIL SHEETS		PRELIMINARY NOT FOR PERMIT ENGINEER STAMP 08/12/2021	
BUILDING INFORMATION: DIMENSIONS: 30' x 40' TOTAL SQUARE FOOTAGE: 1600 S.F. MAIN BUILDING: 1200 S.F. LEANS: 400 S.F.				MOUNTAIN POINT ENGINEERING					

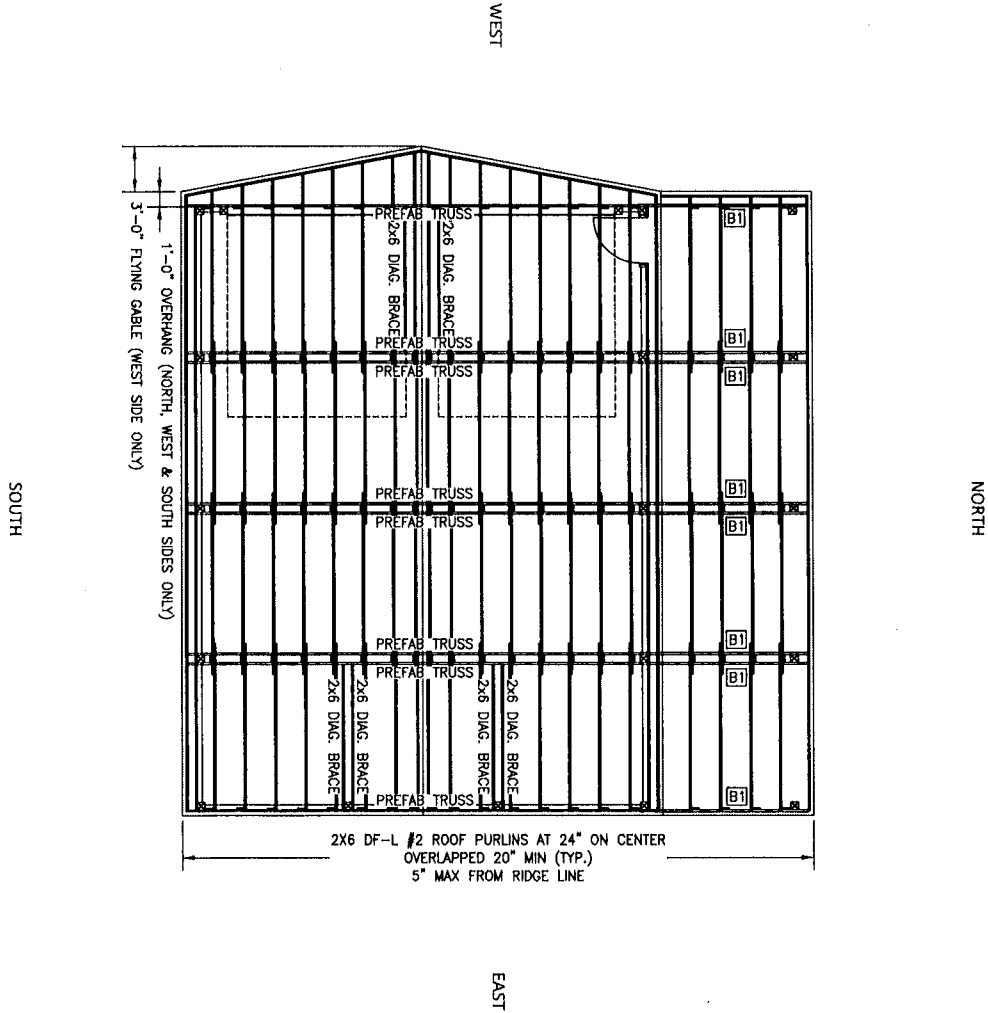


PRELIMINARY
NOT FOR PERMIT
ENGINEER STAMP



FOUNDATION PLAN

JEREMY AND JILL ULM
BUILDING
HOOPER, UTAH



- BEAMS:**
1. B1: 1-3/4"x7'-1/2" LV.
- NOTES:**
1. TRUSSES WILL BE DEFERRED PER IRC 107.3.4.1 AND WILL BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF UTAH.
2. PROVIDE TRUSS BOTTOM CHORD BRACING PER TRUSS MANUFACTURER'S SPECIFICATIONS.

**PRELIMINARY
NOT FOR PERMIT**

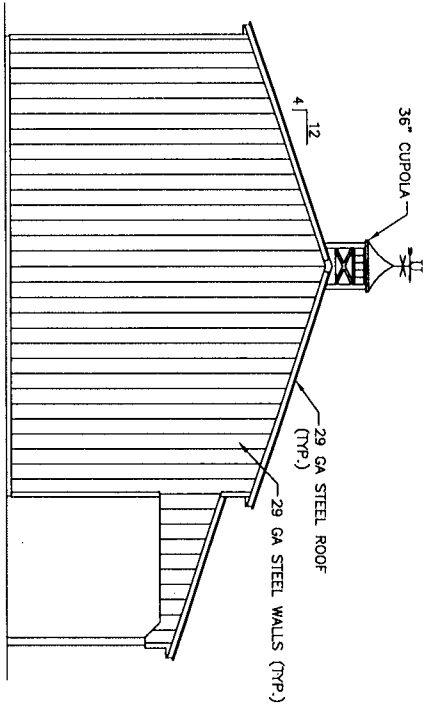
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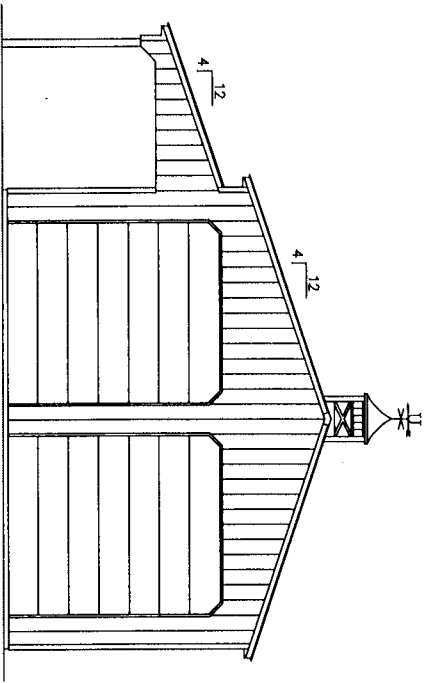
ROOF PLAN

JEREMY AND JILL ULM
BUILDING
HOOPER, UTAH

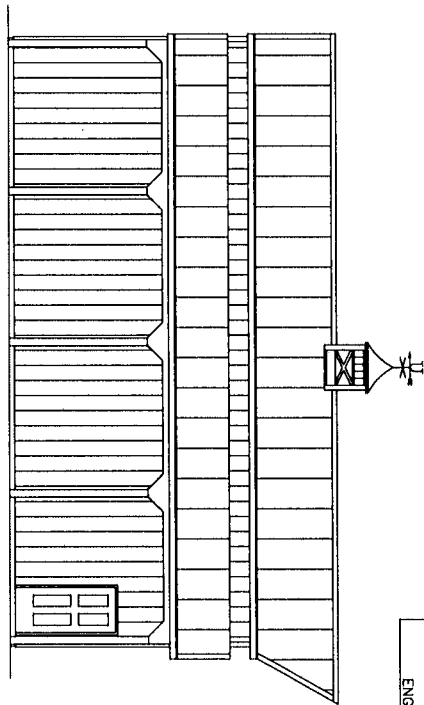
PROJECT	NS32
SCALE	1/8" = 1'-0"
DATE	08/12/2021
SHEET	03



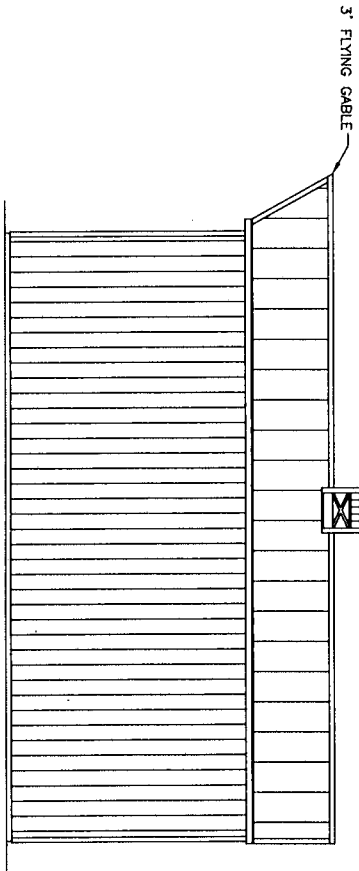
GABLE END ELEVATION - EAST



GABLE END ELEVATION - WEST



SIDE ELEVATION - NORTH



SIDE ELEVATION - SOUTH

PRELIMINARY
NOT FOR PERMIT

ENGINEER STAMP



ELEVATIONS

JEREMY AND JILL ULM
BUILDING
HOOPER, UTAH

PROJECT
NS32

SCALE
1/8" = 1'-0"

DATE
08/12/2021

SHEET
04

NOTES:
 1. TRUSS HEEL SHOWN AT 6'-3/16" ON THESE PLANS. COMPARE PLAN DIMENSIONS WITH TRUSS MANUFACTURER DRAWINGS AND ADJUST PLAN DIMENSIONS (EAVE HEIGHT, PEAK HEIGHT, PANEL LENGTHS, ETC) AS NECESSARY.

PRELIMINARY
 NOT FOR PERMIT

ENGINEER STAMP

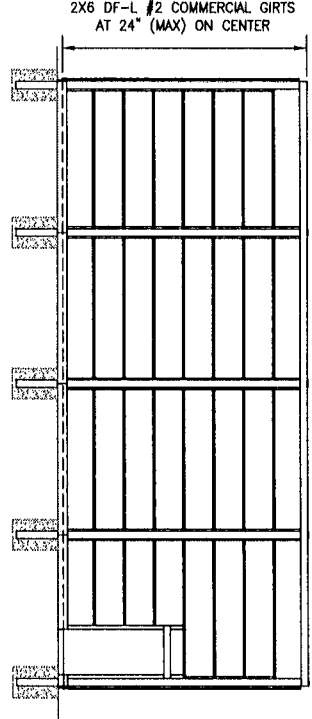


GIRT PLAN

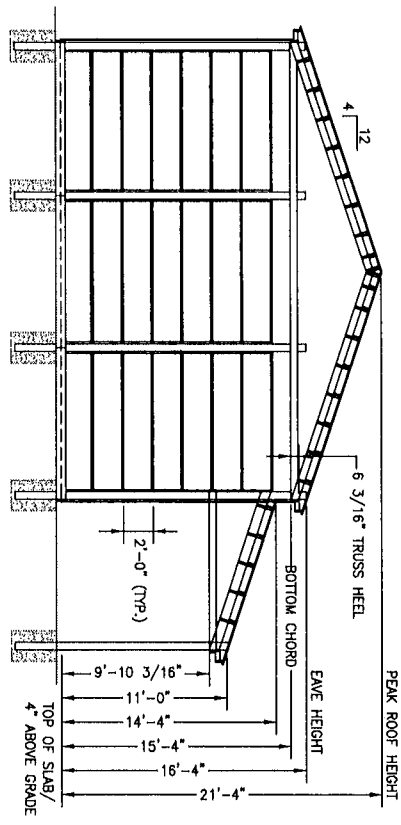
JEREMY AND JILL ULM
 BUILDING
 HOOPER, UTAH

PROJECT NS32	SCALE 1/8" = 1'-0"	DATE 08/12/2021	SHEET 05
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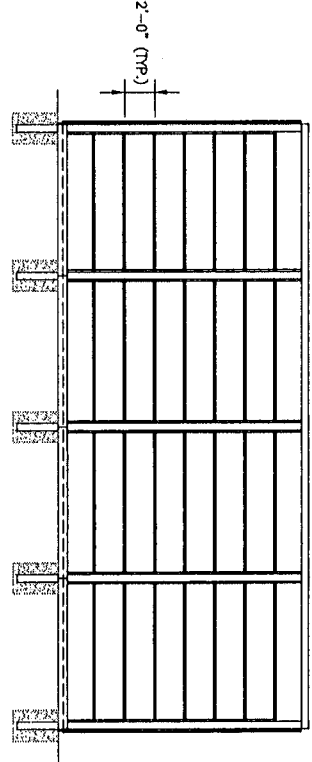
SIDE GIRT WALL - NORTH



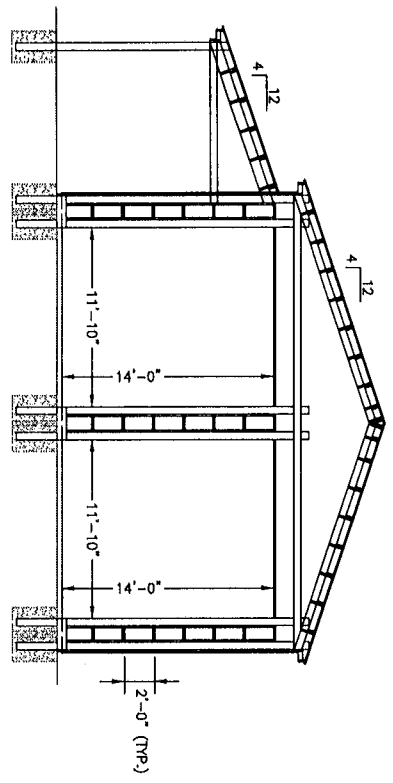
GABLE END GIRT WALL - EAST



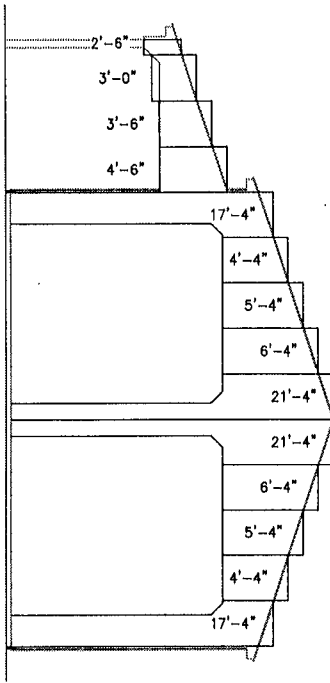
SIDE GIRT WALL - SOUTH



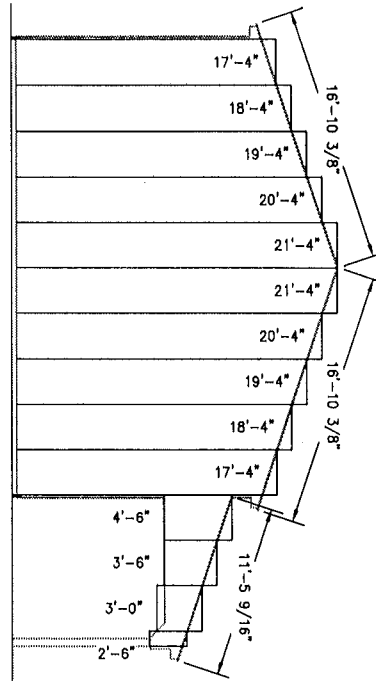
GABLE END GIRT WALL - WEST



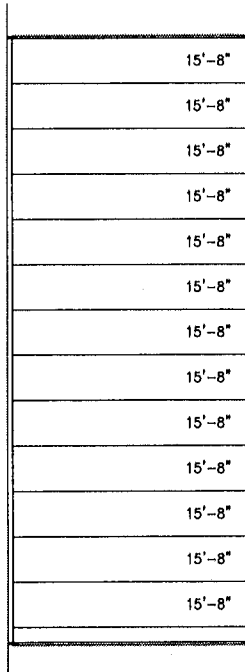
END PANEL LAYOUT - WEST



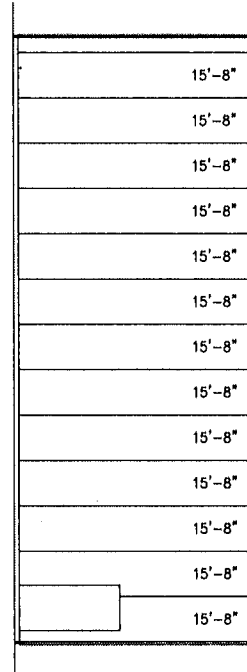
END PANEL LAYOUT - EAST



SIDE PANEL LAYOUT - SOUTH



SIDE PANEL LAYOUT - NORTH



PRELIMINARY
NOT FOR PERMIT
ENGINEER STAMP



SHEET
06

DATE
08/12/2021

SCALE
1/8" = 1'-0"

PROJECT
NS32

JEREMY AND JILL ULM
BUILDING
HOOPER, UTAH

PANEL LAYOUT

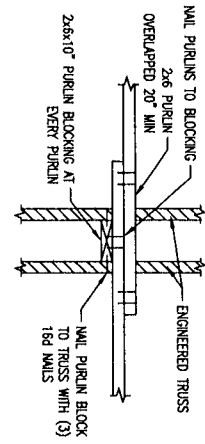
PRELIMINARY
NOT FOR PERMIT



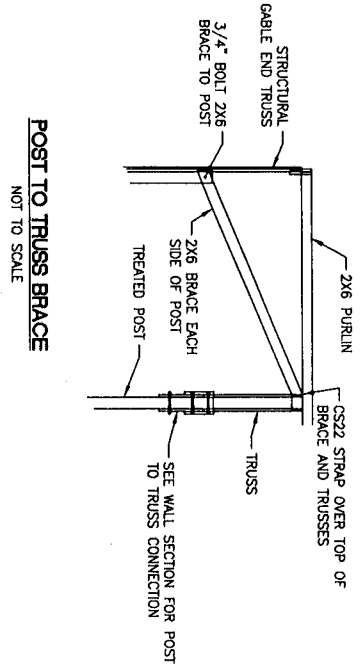
DETAIL SHEET

JEREMY AND JILL ULM
BUILDING
HOOPER, UTAH

PROJECT	NS32
SCALE	AS NOTED
DATE	08/12/2021
SHEET	07

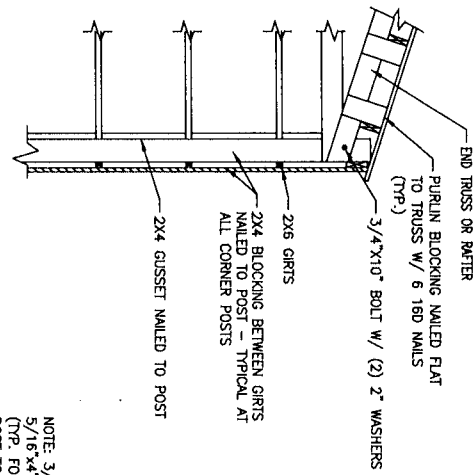


PURLIN CONNECTION
NOT TO SCALE

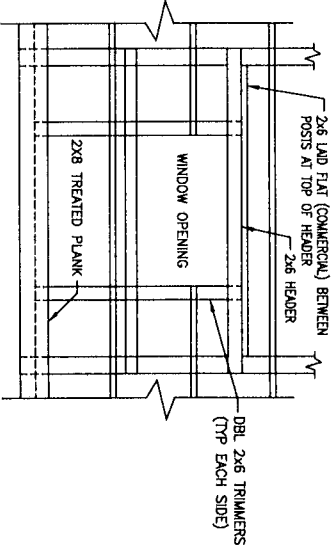


POST TO TRUSS BRACE
NOT TO SCALE

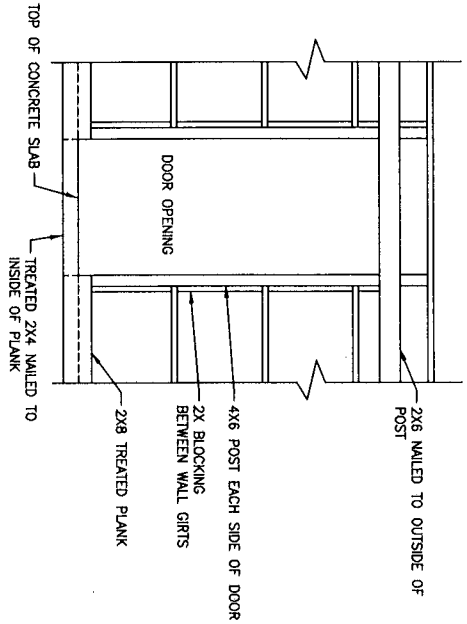
NOTE: 3/4" BOLT ALTERNATIVE: (2)
5/16"x4" POWERLUG FASTENERS
(TYP. FOR CORNER BLOCKING AND
POST TO TRUSS BRACE DETAILS)



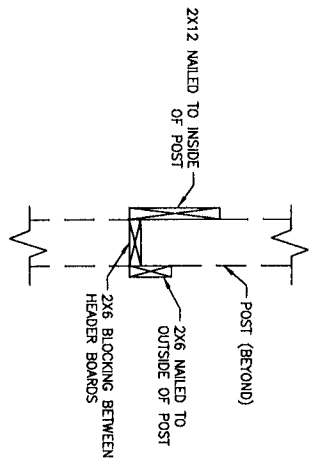
CORNER BLOCKING
NOT TO SCALE



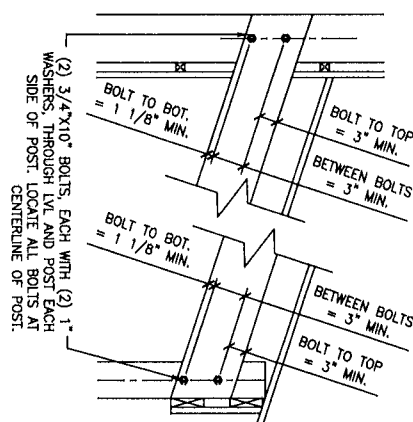
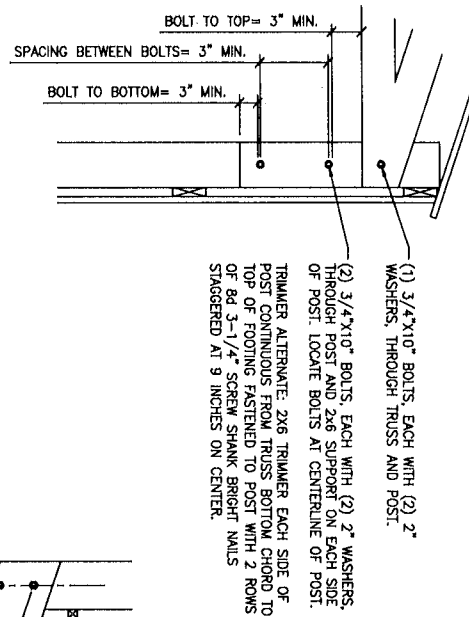
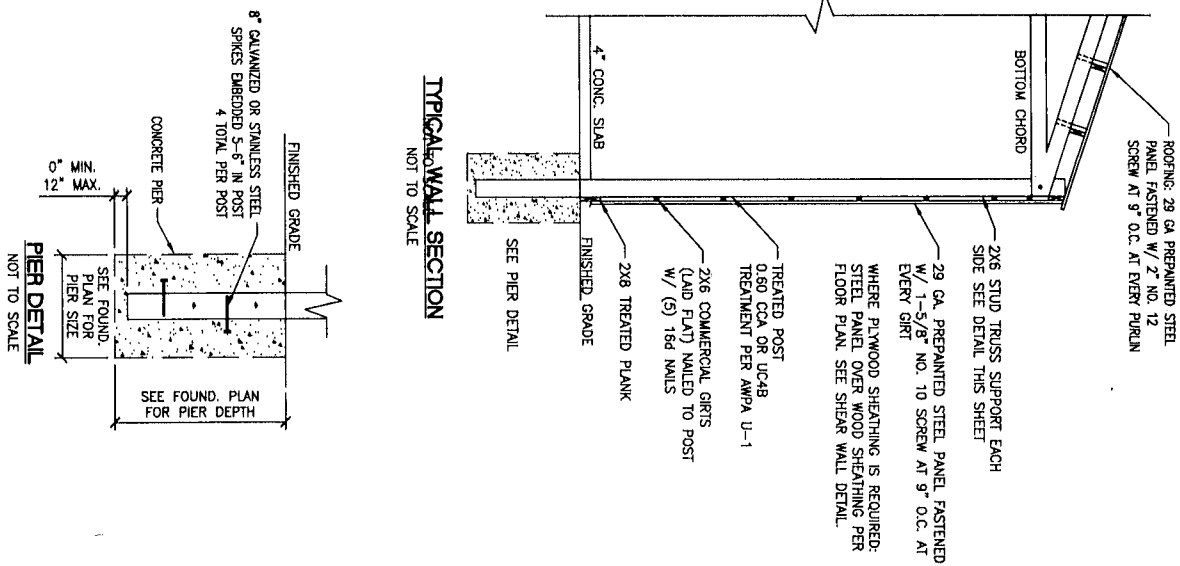
WINDOW OPENING
NOT TO SCALE



MAIN DOOR OPENING
NOT TO SCALE



OVERHEAD DOOR HEADER
NOT TO SCALE



**PRELIMINARY
NOT FOR PERMIT**

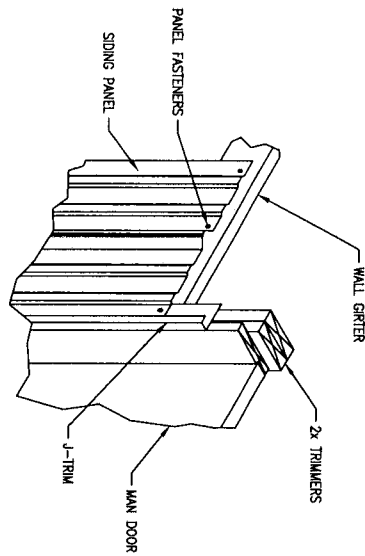
ENGINEER STAMP

**MOUNTAIN POINT
ENGINEERING**

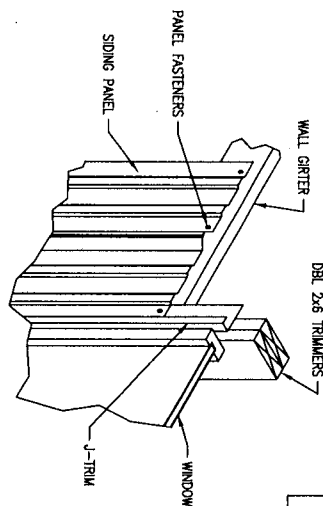
DETAIL SHEET

JEREMY AND JILL ULM
BUILDING
HOOPER, UTAH

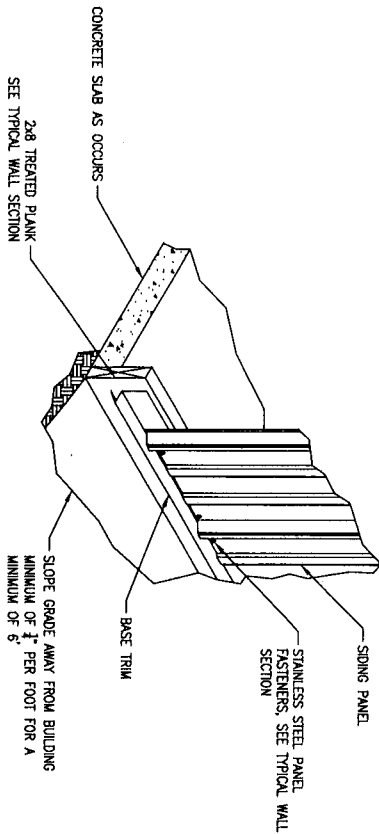
PROJECT	NS32
SCALE	AS NOTED
DATE	08/12/2021
SHEET	08



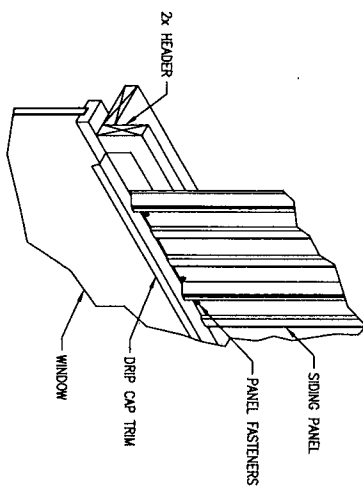
DOOR JAMB FLASHING
NOT TO SCALE



WINDOW JAMB FLASHING
NOT TO SCALE



BASE GUARD FLASHING
NOT TO SCALE



WINDOW / DOOR HEADER FLASHING
NOT TO SCALE

**PRELIMINARY
NOT FOR PERMIT**

ENGINEER STAMP



DETAIL SHEET

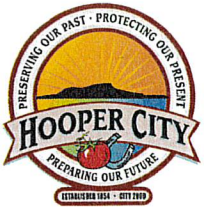
**JEREMY AND JILL ULM
BUILDING
HOOPER, UTAH**

PROJECT
NS32

SCALE
AS NOTED

DATE
08/12/2021

SHEET
09



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

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

Email: admin@hoopercity.com Website: hoopercity.com

September 29, 2021

Dear Property Owner:

This letter is to inform you and give you official notice that Hooper City has received a request for a Conditional Use Permit for an oversized structure of 1750sqft for Jeremy Ulm located at 5122 South 6300 West. *The Planning Commission will be holding a public hearing to take public comment on this request on Thursday October 14, 2021, at 7:00pm at the Hooper Municipal Building, located at 5580 West 4600 South, Hooper, UT 84315.* All interested residents are invited to attend. If you have questions about this request or about this notice, please let me know.

Sincerely,

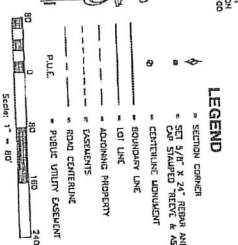
Whittney Black
City Recorder
Hooper City
801-732-1064
admin@hoopercity.com

Lot # 163

PART OF SECTION 13, T.5N., R.3W., S.1.B.&M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
NOVEMBER, 2012

NOVEMBER, 2012

FOUND WHERE LUMPY STRUCTURE MONUMENT AT THE INTERSECTION OF 5100 SOUTH STREET AND R.300 WEST STREET, SAID MONUMENT ALSO BEING SOUTH 1689.20 FEET AND WEST 783.08 FEET FROM THE NORTHEAST CORNER OF SECTION 12, T.5N., R.3W S.18.5M., U.S. SURVEY. (RECORD)

[illegible]

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

ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET UNLESS OTHERWISE NOTED

111

100

APPROVED THIS 7 DAY OF MAY 2013
BY THE HOOPER IRRIGATION BOARD

Handed by

APPROVED THIS 11 DAY OF Dec. 2012
BY THE HOOPER WATER IMPROVEMENT DISTRICT

APPROVED THIS 11 DAY OF Dec. 2012
BY THE HOOPER WATER IMPROVEMENT DISTRICT

Det. Informant

HOOPER CITY ENGINEER

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

APPROVED: *[Signature]*
DATE: MAY 20 1913
HOOPER CITY ENGINEER

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

DATE _____ HOOPER CITY ENGINEER _____

HOOPER CITY MAYOR

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

HOOPER CITY MAYOR *[Signature]*
HOOPER CITY RECORDER *[Signature]*

PRESENTED TO THE HOPKIN CITY WATER INSPECTION
DAY OF 20 AT WHICH TIME THIS
SUBDIVISION WAS APPROVED AND ACCEPTED.

MODIFIER UNIT
HOPPER CITY RECORDER
Spady - C. Spady

UTAH LICENSE NUMBER
ROBERT D. KUNZ

[illegible]

Member Manager

SIGNED THIS 10 DAY OF JULY 1907
Attest and convey the public open space to
Alfred Leach and convey the public open space to
Hooper City
J. H. Leach
J. H. Leach

2/8/2015

STATE OF OHIO)
COUNTY OF Meigs)
ON THE 14th DAY OF March, 1919,
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
BY John H. Hines,
I, John H. Hines, KNOWN AND ADMITTED TO ME, BE BEING MANAGER OF LAMARCA PAPER
MILL, DO hereby solemnly acknowledged to me, HE IS MEMBER MANAGER OF LAMARCA PAPER
MILL AND THAT HE SIGNED THE ABOVE CERTIFICATE OF EDUCATION AND CERTIFICATION FREELY
AND VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN



Project Info	Designer: JG/SSO Begin Date: 08-01-92 WARDEN LEWIS & ASSOCIATES, INC. 10000 W. 11th Ave. Suite 100 Golden, CO 80401 Phone: (303)-14-1122 Fax: (303)-14-5882
--------------	--

HOOPER CITY ATTORNEY
APPROVED AS TO FORM BY THE HOOPER CITY
ATTORNEY THIS 14TH DAY OF March
2013

[Signature]

Received from
Robert D. Boudry
Hooper County Treasurer
Date: March 14, 2013
Amount: \$1,440.00

for: 2013 Hooper County
and Hooper County
for the year ended
at the United Internal, Dept

[Signature]
John Thompson, County Clerk

6-42



August 20, 2021

Jeremy Ulm
5122 S 6300 W
Hooper, UT 84315

Dear Jeremy

As you requested, Rocky Mountain Power ("Company") hereby consents to a proposed 5' encroachment upon a 10' Public Utility Easement within Lot 163 of Lakeview Farm Subdivision Phase 5 located in Weber County, state of Utah, as more particularly described:

A Public Utility Easement (PUE) along the south and east line of Lot 163 of Lakeview Farm Subdivision Phase 5.

However, this consent does not waive or relinquish any right necessary to the operation, maintenance, renewal, construction, repair, or removal of Company lines, conduit, or other power facilities, which are or may be located on said easement. Also, all clearances must be maintained from Company lines.

As consideration for Company granting you permission to encroach upon said easement, by signing below you agree to hold Company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. Company shall not be responsible for any damages to structures or property located on said easement.

To the fullest extent permitted by law, by signing below, you waive any right you may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. By signing below, you waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Please acknowledge receipt of this letter and your consent to the aforementioned terms by returning an executed copy of this letter to me.

Sincerely,

Roy Avery

Roy Avery
Estimator

Consented to this 20 day of August, 2021

Jeremy Ulm
Property owner

Space above for County Recorder's use
PARCEL I.D.# 10-137-0015

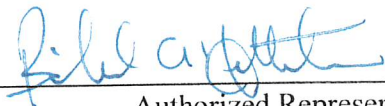
DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 163, Lakeview Farm Phase 5 Subdivision, located in the Northwest quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on August 5, 2021.

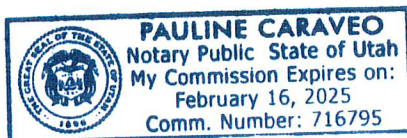
QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: 
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On August 5, 2021, personally appeared before me Richard A. Hellstrom, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.


Notary Public





Hooper Irrigation Company

PO Box 184
5375 s 5500 w
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
Email: hooperirrigationco@msn.com

August 11, 2021

Hooper City
5580 West 4600 South
Hooper, Utah 84315

RE: Easement Release – Lot 163, Lakeview Farm Sub Ph 5, Parcel #101370015

There is a utility easement which runs on the south, west, and east borders of the Jeremy and Bonnie Ulm Residence located at 5122 S 6300 W in Hooper Utah. Hooper Irrigation Company has no intent to utilize the east and south easements in any way and would allow release of any restrictions previously placed on this easement. The west easement is the Hooper City right of way which contains a pressurized secondary water line and should not be released.

For questions, please Hooper Irrigation Company at (801)985-8429.

Sincerely,

Michelle Pinkston
Board Secretary
Hooper Irrigation Co.



HOOPER WATER IMPROVEMENT DISTRICT

P.O. BOX 217 • 5555 W. 5500 S. • Hooper, Utah 84315 • (801) 985-1991

Release of Easement

August 10, 2021

Mr. Jeremy Ulm
5122 S 6300 W
Hooper, UT 84315

Mr. Ulm,

After review by Hooper Water Improvement District, it has been determined that the District has no current or future needs for the easements on the property located at 5122 S 6300 W, in Hooper, Utah. It has been the decision of the District to release said easements back to the control of the property owner from this time forth.

If you have any questions please contact our office @ 801-985-1991.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott Christiansen".

Scott Christiansen, Manager
Hooper Water Improvement District



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

August 16, 2021

Jeremy Ulm
5122 S. 6300 W.
Hooper, Utah 84315

To whom it may concern,

Comcast of Utah II grants permission to encroach upon the easement, which exists along the East and South lines of the property located at 5122 S. 6300 W., Hooper, Utah 84315. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Courtney Brooks
Authorized Representative

8/13/2021

Jeremy & Bonnie Ulm
5122 S. 6300 W.
Hooper, UT 84315



SUBJECT: APPROVAL TO PROCEED / ENCROACHMENT

Project Name & Location: Permission to encroach on the South 10' Public Utility Easement (PUE) and the East 10' PUE of Lot 163, Lakeview Farm Subdivision Phase 5, located in a part of Section 13, T5N, R3W, S.L.B.&M., Hooper City, Weber County, UT. Parcel Number: 10-137-0015

Mr. & Mrs. Ulm:

Qwest Corporation, d/b/a CENTURYLINK QC ("CenturyLink") is holder of Easement Rights granted by that certain LAKEVIEW FARM PHASE 5 SUBDIVISION PLAT recorded May 29, 2013 as Entry No. 2638068, Book 74, Page 9, on file in the office of the County Recorder of Weber County, UT.

CenturyLink has reviewed your request to proceed with improvements as shown on Exhibit "A" ("Improvements"), said Exhibit "A" attached hereto and incorporated by this reference, within the Easement Tract and has no objections providing, however, the following terms and conditions are agreed to, and met, by Jeremy & Bonnie Ulm:

1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).
2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.
3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining or removing said Improvements, Jeremy & Bonnie Ulm agrees to bear the cost of repair and/or relocation of said CenturyLink facilities.
4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED.

Prior to commencing construction, please execute this Agreement below and return a copy to CenturyLink.

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easements or rights we have on this site or in the area.

If you have any questions or would like to discuss this action further, please contact Angela Barber at 801-388-8242 / Angela.Barber@lumen.com.

Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P838263

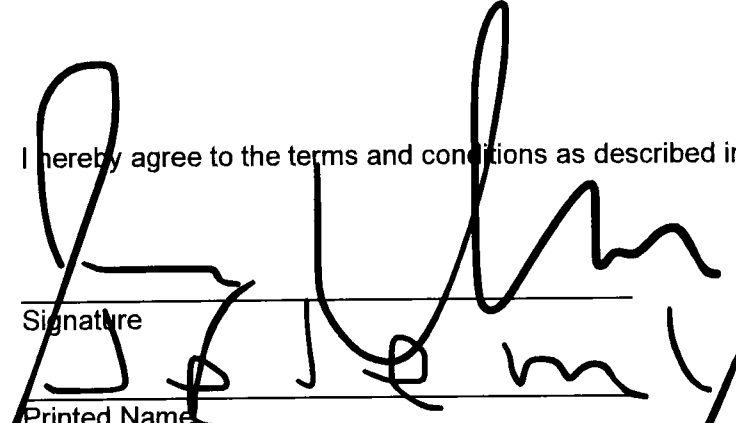
I hereby agree to the terms and conditions as described in this document.

Signature

Printed Name

Title

Date


3-13-2021

October 14, 2021 Planning Commission Meeting Summary Sheet

Agenda Item: 3b

Subject: Recommendation on the preliminary review of the Parker Estate Subdivision located at approximately 6300 West 6075 South

Petitioner: H.L. Parker Farms

Notices: Mailed on September 29th to everyone within 600ft

Notes: All items mentioned in the memo that must be completed for preliminary approval have been submitted and reviewed. Everything else will be completed during final approval.

Attachments: Application

City Staff Memo dated September 16, 2021

Will Serve Letters

Plat Map

Site Plan

Storm Water Pond Landscape Plan

Ditch Agreement

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Parker Estates Zone R-2 Date Submitted 6-9-21

Address of Subdivision 6300 W. 6000 S. Hooper City, UT No. of Units or Lots 28 + 1 retention lot

Owner Name H L Parker Farms Address [REDACTED] Ph [REDACTED]

Fax # [REDACTED] Email Address [REDACTED]

Subdivider's Name [REDACTED] Address [REDACTED] Ph [REDACTED]

Fax # [REDACTED] Email Address [REDACTED]

Name of Intended Escrow Holder N/A Address [REDACTED]

Contact Name [REDACTED] Ph [REDACTED] Fax # [REDACTED] Email [REDACTED]

Surveyor's Name Dave Hawkes Address [REDACTED] Ph [REDACTED]

Engineer's Name Scott Carlson Address [REDACTED] Ph [REDACTED]

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

Secondary Water System in Place? yes Type [REDACTED] Ph [REDACTED]

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

Sewer Connection Available? yes Contact Hooper City Type [REDACTED]

Septic System Appears Feasible? N/A Contact [REDACTED] Type [REDACTED]

Is Property in a Flood Hazard Area? No Flood Zone X Lowest Elevation N/A

Access Road Above 4215' Elevation? N/A Source [REDACTED]

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

There is a verbal agreement with family members Mayla Parker and Randers Parker to close the irrigation ditch on the north side of the property and they will be connected to secondary water.

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

H.L. Parker legacy - 8 lots - 4.7 acres approved 2020; Parcel line adjustment/QCD-Jan 2021. In April 2021 a 17.19 acre parcel was divided from 51.53 acres parcel, which had been owned by H.L. Parker Farms since 1950.

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

Date June 14, 2021 Signature Beverly P. Bailey

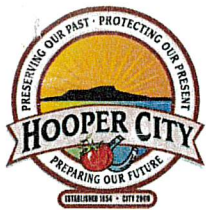
Office Use Only

Subdivision Preliminary Fee: [REDACTED] Preliminary Approval Date: [REDACTED]

Subdivision Final Fee: [REDACTED] Final Approval Date: [REDACTED]

Number of Copies: [REDACTED] Envelopes: X





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: Parker Estates Subdivision
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Tracy Allen
Date: September 16, 2021
Re: Parker Estates Subdivision Preliminary Plat Review

The Hooper City staff has completed its third preliminary plat review of the Parker Estates Subdivision. The purpose of this subdivision is to create a twenty-nine-lot subdivision on 6300 West at approximately 6075 South. This property is zoned R2. Comments from the first review are included in **bold text** below. Response to those comments from the developer are shown in **red text**. Comments from the City staff from this third review are shown in **green text**.

Note: The intent of this review is to identify and evaluate updates to previous preliminary plat and plans in order to determine whether or not they have adequately addressed the staff's concerns during the Preliminary Plat phase of the development. Some minor design issues have been noted during this review that will be included in the first Final Plat review.

General Notes

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

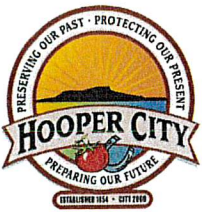
Hooper Water Improvement District

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

A final approval will be required for final plat approval.

Weber Fire District

The City received a copy of the plat that was stamped by the Fire Marshal as "Approved with Condition." OK



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A final approval letter will be required for final plat approval indicating that all conditions have been met.

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 lots. OK

A final approval letter will be required for final plat approval.

Rocky Mountain Power

A "will serve" letter has been provided. OK

Dominion Energy

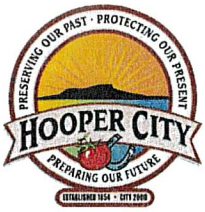
A "will serve" letter has been provided. OK

Utility and Agency Letters - all of the preliminary "will serve" letters have been provided. Final approval letters will be provided with the submittal requesting final plat approval.

OK

2. This development borders on the Davis County line. A letter has been provided by Davis County indicating that they have reviewed the subdivision and have no issues with it. During the Concept Conference for the subdivision, Public Works indicated that the City must have Davis County specifically state that they will accept the storm water into their drainage system for the area that will be generated from this Hooper development. This must be clearly stated in a written response from Davis County in order for this subdivision approval to advance with the City. Please clarify.

Davis County Letter - The detention pond on lot 29 is designed to retain more than the required 100 year 24 hour design storm with no discharge. There is no discharge that will be generated from this Hooper development that will flow to the Davis County drainage system in any storm less than or equal to the 100 year 24 hour design storm. No additional letter should be required from Davis County. If needed, we can remove the overflow pipe if this is necessary to resolve the city's concerns.



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Response to Comment 2 and Comment 21: A conversation by staff with Jeff Oyler of Davis County has confirmed that Davis County will not accept any storm water runoff generated by a residential development in Hooper City. The MS4 permit states that retention is required "where feasible." As of now, there has not been a developer in Hooper who has been willing to take the time to prove that a retention pond is feasible. Feasibility requires proof that the runoff into the retention pond will adequately infiltrate and/or evaporate year-round in a period of time so as to not create conditions that will prevent proper Public Works turf maintenance when needed, foster mosquito habitat, or generate wetland plants.

If there is a desire to proceed with a retention pond, please submit a plan showing what steps will be taken to show that it is feasible. Otherwise, the standard used elsewhere in the City is a detention basin with a control box that will allow runoff into the detention basin that exceeds the size of a designed orifice, and then back out into a at a controlled rate into a pipeline that is equal in size or larger than the pipeline into the control box. The acceptable outfall for storm water from this subdivision is along 5900 South at 6300 West. There is some existing piping along 6300 West which is currently being assessed by Public Works. Whether the developer's plan is to use retention or detention, the overflow from the retention pond or the outfall from the detention pond will not be permitted by Davis County.

The improvement plans have now been updated to show a detention basin with a storm water outfall pipeline routed to the appropriate outfall location. Additional design comments will be provided in the first final plat review memo. OK

Preliminary Plat

3. The subdivision boundary closes. OK
4. Lots 1 and 29 do not close. Please clarify.

Lots 1 and 29 - we will review lot dimensions and adjust as needed to close these boundaries before submittal requesting final plat approval.

The last paragraph of the staff's first memo stated: Please address any comment above that does not indicate "for final plat approval" or for "final plans." Only the items in the staff's first memo that specifically mentioned "final plat" were intended to be resolved in



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that phase of review. Otherwise, revisions, clarifications or corrections are required for Preliminary Plat approval. This applies to all preliminary plat comments.

Plat updated - OK

5. All other lots close and show correct areas. OK
6. All lots have adequate size and frontage for the R2 zoning. OK
7. The plat map boundary matches the written boundary description. OK
8. Please extend the depiction of the 6300 West right-of-way south at least beyond the new intersection with 6050 South.

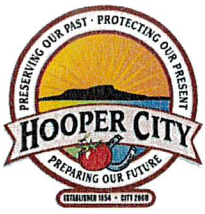
We will extend the depiction of the 6300 West right of way before submittal requesting final plat approval.

See Comment No. 4.

Plat updated. For the Final Plat, please show the relationship between the 6300 West 66-foot ROW and the west end of the proposed 6075 South Street. OK

9. Regarding the three parcels along 6300 West, Parcel No. 10-024-0014 has an existing home. If the boundary around this home was added or amended since the city was incorporated in November of 2000, this action in Hooper City requires a Record of Survey reviewed by the City staff along with any road dedication, and a 10-foot P.U.E filed separately with Weber County. Regarding Parcels 10-024-0019 and 10-024-0029, these parcels do not represent building lots without going through the City's subdivision process. This can be done by adding them to this subdivision now or it can also be done later with separate subdivisions. However, due to the direct association of these parcels with the larger property having been rezoned and now being subdivided from which they were carved off, the City staff will include notation in the project files that these future subdivisions be required to make full frontage improvements along 6300 West at that time. The Planning Commission might also wish to discuss future improvements on the parcel with the existing home at that time.

Three neighboring parcels 10-024-0014, 10-024-0019, 10-024-0029 are owned by other individuals separate from the owner / developer of the Parker Estates Subdivision. These other owners have requested that they not be included within the Parker Estates



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Subdivision. Please address the City's request for right of way dedication and road frontage improvements with the other property owners.

This comment is addressed in Comment No. 25 later in this memo. OK

10. Street numbers on the plat will be as follows:

- a. East-West street – 6075 South
- b. North-South street – 6150 West
- c. Cul-de-sac – 6200 West

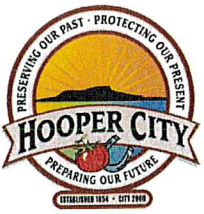
Street number will be updated to reflect your request for 6075 South pertaining to the east/west road in this subdivision. The other roads are already numbered as requested.

See Comment No. 4.

Plat and plans updated - OK

11. Addresses for the final plat will be as follows:

Lot 1 – N/A	Lot 8 – 6153 W	Lot 15 – 6026 S	Lot 22 – 6040 S
Lot 2 – 6231 W	Lot 9 – 6141 W	Lot 16 – 6008 S	Lot 23 – 6012 S
Lot 3 – 6217 W	Lot 10 – 6119 W	Lot 17 – 6007 S	Lot 24 – 6011 S
Lot 4 – 6199 W	Lot 11 – 6101 W	Lot 18 – 6027 S	Lot 25 – 6039 S
Lot 5 – 6187 W	Lot 12 – 6102 W	Lot 19 – 6166 W or 6059 S	Lot 26 – 6224 W or 6071 S
Lot 6 – 6175 W	Lot 13 – 6120 W	Lot 20 – 6174 W	Lot 27 – 6244 W
Lot 7 – 6167 W	Lot 14 – 6142 W or 6060 S	Lot 21 – 6198 W or 6072 S	Lot 28 – 6264 W



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Lot addresses will be added to the final plat as requested. Please provide your requested address for Lot 1. We understand that Lot 29 will not have an address since it is for the storm drain pond.

See Comment No. 4.

Addressed have been added to the plat. OK

12. 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 any of the lots.

A note will be added to the final plat stating no basements (lowest floor slab lower than existing adjacent grade) on any of the lots.

See Comment No. 4.

This notation has been added to the plat. OK

13. The 10' PUE will only be required along the street frontages and along the back of lots on the county line.

We will adjust the 10 ft PUE as directed.

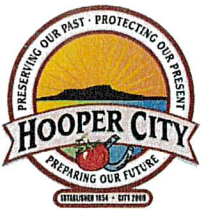
See Comment No. 4.

The plat has been updated. OK

14. Per city ordinances, the City staff is recommending a 6-foot tall land use separation fencing between residential and agricultural uses at the following location:

- a. northern and western boundaries on Lots 26 and 27
- b. western boundary on lots 24 and 25
- c. eastern boundary on lots 11, 12, 15, and 16
- d. southern boundary on lots 1-11 (unless the existing fence is a 6-foot non-climbable fence required by city ordinance.

This recommendation will be reviewed by the Planning Commission.



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Hooper, UT 84315

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

The city required 6-ft tall land use separation fencing between residential and agricultural uses is as follows:

- a. Northern and western boundaries on lots 27 and 28 - not required as the adjacent properties are existing residential uses (west of lot 28 is existing home, north of 28 and 27 is the garden used by that residence)
- b. Western boundaries of lots 24 and 25 - not required as the adjacent property is existing residential use (the same garden used by that same residence)
- c. Eastern boundary on lots 11, 12, 15, 16 -The required 6 ft. fence is already shown to be constructed along these eastern lines. See sheet 3 OK
- d. Southern boundary on lots 1-11 - the existing fence, already in place, is controlled by the south neighbor and appears to meet the height and non-climbable requirements from the City.

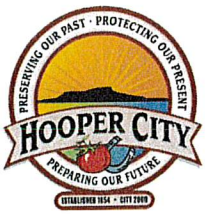
Regarding Items a and b above, the fencing at those locations is recommended by staff to provide a buffer between the new development activities and the current property owners. City subdivision ordinances do allow the Planning Commission to make fencing recommendations to the City Council, even when the fencing is not associated with land uses (the parcel west of Lots 24 and 25 is still being actively farmed).

Regarding Item d above, the existing fence that does not meet the city standard for land use separation fence. The property owner to the south has indicated that he expects a 6-foot high chain link fence as has been required elsewhere in the City.

Land use separation fencing has been shown in all locations originally recommended by the City staff. OK

15. Please clarify in writing how filling in the existing ditch on northern boundary of subdivision affects the irrigation water for parcels 100240019, 100240014, and 100240029. Agreements with these property owners need to be signed showing they are okay with the ditch being filled. Piping this ditch may be required.

The existing private irrigation ditch along the northern boundary of the subdivision is controlled entirely by the resident living on parcel 10-024-0014. He is supportive of removing the north irrigation ditch. All three parcels referenced in the comment (0014,



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

0019, 0029) will all be using irrigation water from the Hooper Irrigation pressure irrigation pipe in front of these properties. This matter has already been reviewed with Hooper Irrigation Co.

As stated above, the City will require more than a statement from the developer regarding the elimination of the ditch and the conversion to pressure irrigation for the three parcels. Have agreements been prepared and signed as requested? How and where are the services being installed? Who will be providing the water shares and the connection fees? Have the property owners of the three parcels agreed to pay the annual fees, particularly the large fees associated with lots larger than one acre?

Signed letter have been provided to the City from the property owners using referenced ditch indicating that they are planning to convert to pressure irrigation and understand the associated requirements for doing so. OK

16. FYI - A landscape plan is required for the detention basin for final plat approval. This plan will include a sprinkler plan, following city standards, turf, a secondary water lateral, an electrical service for sprinkler controls, and a 6-foot fence around the basin (except along the street frontage).

Landscape plan for Lot 29 - storm drain pond, will be provided with the submittal requesting final plat approval. This will include sprinklers, turf, electrical and 6-ft fence as described in the city comment. Secondary water service is already shown on sheet 6. OK

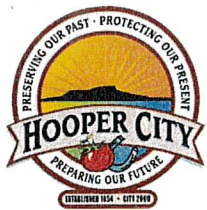
17. What is the basis for your elevation datum?

Elevation datum is NAVD 88. Existing surveyed spot elevations are provided on Sheet 2 - Existing Conditions

OK - Hooper City and previous developments have worked with NAVD 27. The city will determine the elevation difference between the two datums in order to work with the plan set provided.

Utility Comments

18. In order to determine the most efficient way for the vacuum sewer to be designed with limited lifts and optimal slopes, it is critical to know the precise depth of the existing vacuum main at the south



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end of 6150 West. This will require potholing by the developer. This must be done before final improvement plans can be reviewed and approved.

Notes for vacuum sewer installation need to say "rieber" gaskets instead of "rubber" gaskets. FYI - the minimum slope on the vacuum sewer mains is 0.2%.

Existing sewer elevation at south end of existing 6150 West Street. We had hoped that the city had and would provide existing design or record drawings for the elevation of the existing sewer. The city comment suggests that is not the case. We will plan to pothole the sewer and obtain the elevation prior to submitting for the final improvement plan approval. Please let us know if it will be possible for a representative of the city sewer department to be on site and locate the sewer line during the pothole task.

We will correct the Rieber gasket typos.

The sewer mains are currently designed at 0.25% slope to allow a slight tolerance level for the construction process. If you would prefer that we remove that tolerance and design at 0.2%, we can do that.

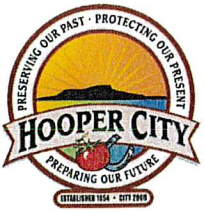
OK – Public Works will be happy to have a representative on site during the potholing. This information, and the availability of a slightly flatter slope on the pipe, will help determine whether or not some of the lifts in the system can be eliminated for final design.

Preliminary plans have been updated. Potholing is required for final plans. OK

19. We recommend sewer laterals with vacuum valve pits be installed with this subdivision for Parcels 100240029 and 100240014. Once the subdivision is fully developed, lots within 300 feet of sewer system will be required to connect. There will also be a 5-year minimum road cut moratorium on the new city street.

Sewer lateral with vacuum valve pit is already shown at the southeast corner of parcel 10-024-0014 (see sheet 6). We will work with the owner of parcel 10-024-0029 to add one for them. We are supportive of the 5 year moratorium on new road cuts. OK

20. What is the intention for future storm water runoff from the rest of the H.L Parker family property to the east of this subdivision? The city would prefer to maintain one detention basin for the entire area, all of which appears to be owned by the family. Has the detention basin been sized for additional storm water? Has the storm water collection piping been sized accordingly? Please clarify.



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The HL Parker property east of this subdivision is intended to remain agricultural for the foreseeable future. The irrigation tail water will be collected and managed in the same way as it has been done for many decades. The retention pond on Lot 29 is extra-large and has the potential to be converted to a detention pond with discharge in the future if additional storm collection area is contributing to this pond.

In addition to the staff's response to Comment 2 above, this comment was intended for the staff to understand if the storm water facilities, including piping, in this proposed development will accommodate the future development of the H.L. Parker property. While it may remain agricultural for the foreseeable future, it was originally included in a rezone request. The City is trying to ensure that future development of the family's property does not result in reconstruction of infrastructure in this subdivision. Please clarify

The plans have been updated with larger storm drain piping which should accommodate future runoff from development to the east of this subdivision. OK

21. The city standard for detention basins is a "short circuit" style basin using the same pipe for inlet and outlet. The pass-through style basins never seem to fully drain and are hard to keep mowed. A city standard control box detail is included with this memo. The city standard for the outfall piping from the control structure is to match the size of the inlet pipe to the basin. The outfall piping must be new RCP all the way to the County-approved outfall ditch on the west side of 6300 West.

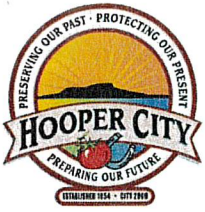
This is a retention basin, not a detention basin. It is not designed to fully drain through a pipe system that would be traditional with a detention basin. EPA and Utah Division of Water Quality are requiring the larger cities (MS4) to retain and percolate the 80th percentile storms. We have designed for retention and percolation.

The comment references a city standard control detail included with the memo. No attachment was included, but the detail may not apply to the retention basin.

We can upsize the overflow outfall piping and call for RCP if you wish, but it appears that you may not want the overflow piping to be installed at all per comment #2.

Remember it is not intended to drain the pond, but only as a precaution in the event of storms greater than required.

Refer to Comment No. 2 above.



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Plans have been updated to meet City standards. As stated earlier, any additional detailed design comments of the detention basin will be included in the first Final Plat review memo. OK

22. Please replace the combo box detail in the plans with the city standard combo box (detail attached).

We received the city standard combo box detail from city recorder on separate email this afternoon. We will switch out the details as requested.

OK

23. The city will need written approval from the water users associated with the ditch and piping changes proposed in the southeast corner of the subdivision.

The water users associated with the ditch and piping changes proposed in the southeast corner are addressing the changes independently from the subdivision development. It has already been reviewed with the irrigation company. In the event that it has not already been completed before we submit for final plat approval, we will obtain a letter from the pertinent water users.

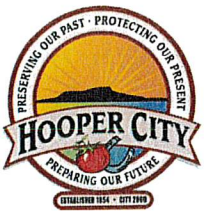
Neither of the water users who use this ditch have been contacted. The staff wants to the written approval to be done as part of the Preliminary Plat phase.

This coordination is still required.

24. Lot drainage is a constant concern all new subdivisions. The final plans must include a lot grading plan which will show how lots will drain without any ponding between lots and without discharging runoff from one lot to another.

Lot drainage is also important to us. We will provide additional clarification on the grading plans to show how lots will manage storm water without discharging runoff from one lot to another.

OK



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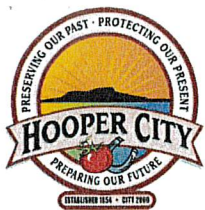
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25, Offsite improvements required by the City are not considered separate projects and do not get reviewed and approved separately from the development that has created the need for the offsite work. Those plans are currently being reviewed by Public Works. This memo will be updated in a couple of days with comments regarding those plans.

6150 West improvements were submitted at the same time as the subdivision design. These improvements are not requirements from the City, but rather were suggestions from a few individuals from planning commission and city council. The existing 6150 West street has enough capacity to handle the possible traffic that may come from this subdivision through the existing street. And the new streets proposed in this subdivision have enough capacity to handle the traffic that will come from the existing subdivision. Rather than debating possible impacts vs. roadway capacities, the developer is voluntarily offering to provide the proposed improvements shown on the submitted drawings. Given that we are uncertain if the existing neighbors on 6150 West Street want any widening within the existing right of way, it is possible that the timing to approve the 6150 W improvements may extend longer than the subdivision and we suggested that the two items be separated so that they can each move forward and receive the time that they each need.

There seems to be a misconception regarding the 6150 West roadway improvements. The developer's representative stated in the Planning Commission meeting on October 8th of last year during the rezone discussion that the developer plans to widen 6300 West to address the traffic concerns presented by the public during that meeting. That became part of the justification by the Planning Commission to recommend the rezone to the City Council. The current development plans do not include any improvements along 6300 West. The "suggestion" to improve 6150 West was offered by the Planning Commission and City Council representatives as an alternative to the 6300 West improvements and widening. One or the other was always going to be required for this subdivision, not as a capacity issue, but as a safety issue resulting from the additional demand on the roadways. This type of traffic safety mitigation has been required elsewhere in the City on similar-sized developments.

Regarding the timing of the subdivision approvals with the off-site roadway improvements, it is possible to enter into a Development Agreement for the offsite improvements that will run concurrent with the Final Plat approval, in the event that the final details of those improvements are still being determined, public involvement is still occurring, and while



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the construction plans are being completed. Before the agreement is prepared, however, the staff will need to receive input from the full Planning Commission and City Council regarding their expectations for what improvements and where they should be made. That inquiry will be sent out to them soon.

Final Developer Comment: Again, we are working on updated drawings and will resubmit as soon as possible.

The current plans show roadway improvements along 6300 West which has previously not been shown. There are currently two alternatives to roadway improvements to help mitigate traffic and safety impacts from this subdivision. The other alternative is to improve 6150 West in Mayfield Estates with curb gutter and sidewalk along one side of that existing street. The city attorney is currently reviewing a Development Agreement drafted by the staff which will allow this subdivision to proceed in the approval process while the City determines which alternative is preferred. That agreement will be in place prior to the upcoming Planning Commission meeting.

The current improvement plans have been updated to show 6300 West improvements along the two properties north of the proposed 6075 South Street. This alternative must also include street improvements along Parcel 10-24-0029. This segment will be included in the Development Agreement and will be required on the final improvement plans if the 6300 West alternative is selected by the City. OK.

There is only one item Comment No, 23) in this review that needs further clarification. Once that is completed, the City staff will be able to recommend Preliminary Plat approval for this development. Please address any comment above that is not OK'd or that does not indicate "for final plat approval" or for "final plans." 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 Planning Commission agenda. Please coordinate all responses with the City Recorder.



PO Box 184 5375 S 5500 W Hooper, Utah 84315	Phone: (801)985-8429 Fax: (801)985-3556 hooperirrigationco@msn.com
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June 15, 2021

Hooper City Planning Commission
5580 W 4600 S
Hooper, Utah 84315

RE: PRELIMINARY WILL SERVE LETTER – Parker Estates Subdivision

The development is located at approximately 6050 South and 6300 West and consists of 28 lots with a detention basin. There will be a requirement of 14.5 shares to be turned in for the development which includes ½ share for the detention basin. There are also access fees, review, fees, etc. that will need to be paid prior to receiving final approval.

Hooper Irrigation Company has pressure irrigation water available for the afore mentioned project located at the above address and is willing to provide secondary service for the project.

This letter states that the afore named project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application has been paid.

The subdivision plat plan has been preliminarily reviewed by Hooper Irrigation. There is a private ditch used for flood irrigation that is abandoned according to the plans provided to Hooper Irrigation. There are currently 2 lots which use that private ditch however, the lots plan to connect to the secondary pressurized system and will no longer have need to utilize the ditch for irrigation. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary



HOOPER WATER IMPROVEMENT DISTRICT

P.O. BOX 217 • 5555 W. 5500 S. • Hooper, Utah 84315 • (801) 985-1991

WILL SERVE

July 6, 2021

Re: Parker Estates Subdivision

To whom it may concern;

Hooper Water Improvement District (HWID) will supply culinary water to the proposed development known as the Parker Estates Subdivision located at 6150 West 6050 South in Hooper, UT. The Board of Trustees of HWID has approved the 28-lot subdivision contingent on the below items.

This letter is not a final approval. Final approval may be granted after all of the following requirements are met.

The developer will need to complete the requirements from the engineer and pay the impact, meter, inspection, and any other associated fees. If you have any questions concerning this matter, please call me at 801-985-1991.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Scott Christiansen".

S. Scott Christiansen
General Manager



Kent G. Andersen
Director

Community and Economic Development

Davis County Administration Building, 61 South Main Street, P.O. Box 618,
Suite 304, Farmington Utah 84025
Telephone: (801) 451-3279 - Fax: (801) 451-3281

June 15, 2021

Hooper City
5580 West 4600 South
Hooper, UT 84315

RE: Parker Estates Subdivision
6050 South 6300 West, Hooper

Dear Mayor and Council Members,

On behalf of Davis County, I have received and reviewed drawings associated with the proposed Parker Estates Subdivision, to be located at approximately 6050 South 6300 West in Hooper City. We understand that this development is located in Hooper City and that Davis County is adjacent to the project on its south side.

I do not have any unresolved questions or concerns regarding this proposed development in Hooper City.

Sincerely,

Jeff Oyler
Davis County Planner

June 7, 2021

Scott Carlson
scarlson@twinpeakseng.com

Request: TBD

Mr. Carlson:

Rocky Mountain Power will supply power to property located at or near 6030 S 6300 W, Hooper, UT.

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4302.

Respectfully,



Justin Spencer
Estimator
Rocky Mountain Power



June 7, 2021

Scott Carlson
Twin Peaks, PC

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Parker Estates Subdivision when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Cade Bennett", with a stylized flourish at the end.

Cade Bennett
Pre-Construction Representative

2023 West 1300 North
Farr West, Utah 84404

PLAN REVIEW

Date: June 11, 2021

Project Name: Parker Estates

Project Address: 6300 W 6050 S, Hooper

Contractor/Contact: Scott at Twin Peaks, 8014503511

Fee(s):

Property Type	Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Type	Rate		Sq Ft or # of Units	Total
Plan Review	Residential			\$50.00
Impact Fee	Residential	315		
			Total Due	\$50.00

Free Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Status: APPROVED WITH CONDITIONS

A Written Response Is Required. Please address each item.

Items **HIGHLIGHTED** in yellow are items that must be specifically addressed by the responsible design professional.

BOTH SPECIFIC AND GENERAL COMMENTS MUST BE READ AND ADHERED TO.

Specific Comments:

Water Supply:

S1. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:

- a. Building Construction Type
- b. Available Water for fire-fighting purposes
 - i. Static Flow Rates
 - ii. Residual Flow Rates
 - iii. Flowing GPM
 - iv. Duration of flowing GPM available.

Chief, Paul Sullivan - Deputy Chief, Britt Clark - Fire Marshal, David Reed



2023 West 1300 North
Farr West, Utah 84404

- c. Statement of conformance/non-conformance to 2012 International Fire Code section 507 and Appendix B as adopted by Weber Fire District (See Resolution 04-2014 at <http://weberfiredistrict.com/services/fire-prevention>).
 - d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.
- S2. Fire Flow: Fire flow for the residential subdivision shall be 1500 GPM.
- S3. Fire Hydrant(s): Fire hydrants per Scott's original plan showing 6. The maximum spacing between hydrants in a residential area is 500 ft.
- S4. All required fire hydrants and water systems shall be installed, approved and fully functional and on, prior to any combustible construction (IFC section 507.1 and 3312).

Fire Detection and Suppression Systems:

- S5. Fire Suppression Systems: As per the Utah Fire Code Act, "R" occupancies built in accordance with the International Residential Code may require fire suppression systems if any of the following apply:

R Occupancy Built Under IRC Requirements

Structure is in Urban-Wildland Interface Area	May Require Fire Suppression
Public Water Distribution System with Hydrants Does Not Exist	May Require Fire Suppression
Single Access Road with Grade Greater Than 10% For More Than 500 Linear Feet	May Require Fire Suppression
Structure Is Larger Than 10,000 Square Feet (Total Floor Area of All Floor Levels Within Exterior Walls of Dwelling Unit)	May Require Fire Suppression
Structure Is Larger Than Double the Average Size of the non-sprinklered Homes in The Subdivision (Total Floor Area of All Floor Levels Within Exterior Walls of Dwelling Unit).	May Require Fire Suppression
Fire flow less than 1000 GPM from nearest hydrant.	Will Require Fire Suppression
Single access into a subdivision	Will Require Fire Suppression

Weber Fire District strongly encourages the builder/owner to provide a fire suppression system to protect the lives and property of the occupants. These systems have been proven to provide effective lifesaving functions. For more information, please contact the Fire Prevention Division at 801-782-3580.

Fire Department Access:

- S6. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be legible font. (See IFC 505.1) (See

Chief, Paul Sullivan - Deputy Chief, Britt Clark - Fire Marshal, David Reed



2023 West 1300 North
Farr West, Utah 84404

IFC 505.1).

- S7. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width, and imposed loads as permanent roads (See IFC section 503.2.3; 3310; and D102.1).
- S8. Fire Access to buildings and facilities: Fire access roads are required for all facilities, buildings, or portions of buildings. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route. (See IFC 503.1)
- S9. Flag Lot Access and hydrant(s): Flag lots pose difficulties for the fire department for both access and water supply. As such they shall comply with:
- a. Access: Flag lots must meet the access requirements for "Fire Access via Driveways".
 - b. Hydrant(s): Hydrants shall be provided within 600 feet of the home (measured as the fire vehicle would drive- IFC 507.5.1- Exception 1).
 - i. Where waterlines capable of supporting a hydrant are available to connect to, a hydrant shall be provided within 600 feet of the building (measured as the fire vehicle would drive).
 - ii. In cases where a hydrant cannot be provided due to a lack of supporting waterlines, the owner/developer may propose to provide the home with a residential fire suppression system. The owner/developer shall request this exception in writing. The request is subject to review and approval by the Fire Marshal. (See IFC 507.5.1- Exception 1 & 2).
- S10. Fire Access via Driveways: Driveways serving no more than 5 residences shall have a minimum clear width of 16 feet with a minimum of 12 feet of driveable surface (measured from face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall support a 75,000-pound load. Driveways more than 150 feet shall be provided with turnarounds. Driveways exceeding 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. (See driveways- 2006 Wildland Urban Interface Code used as a reference for residential driveway requirements exceeding 150 feet in length). Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*

Building Comments:

- S11. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meet the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half inch) stroke and be in contrasting colors from the background. All suites shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)

General Comments:

- G1. Fire Access roads to any property shall have a minimum clear width of 20 feet

Chief, Paul Sullivan - Deputy Chief, Britt Clark - Fire Marshal, David Reed



2023 West 1300 North
Farr West, Utah 84404

(face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000-pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).

G2. Any road having a fire hydrant shall be at least 26' wide.

G3. Roads shall have a maximum grade of 10% unless specifically approved.

Approval requires both the Fire Marshal's approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).

G4. Radius on all corners shall be a minimum of 28'-0". Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*

G5. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)

G6. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surface may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

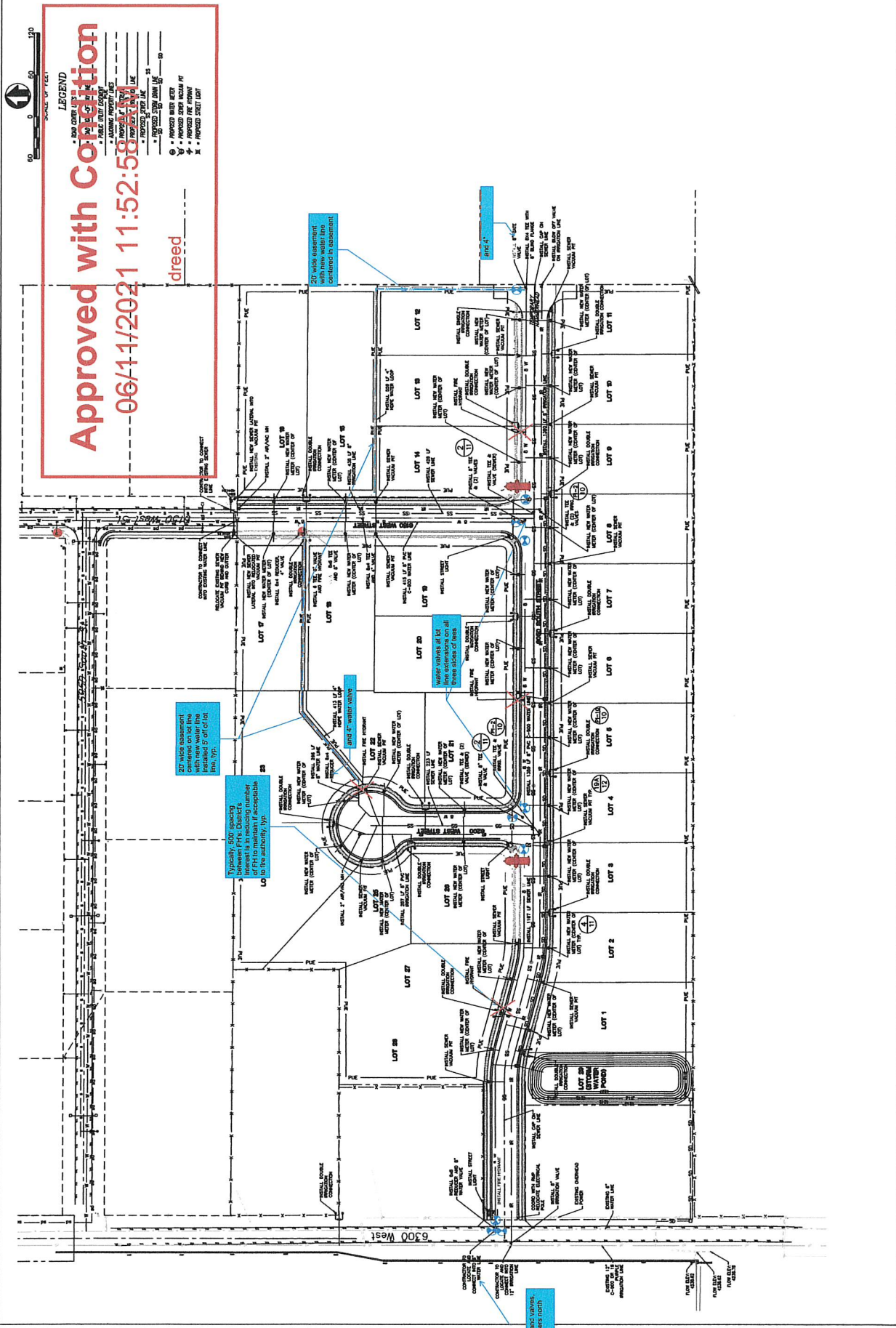
Reviewed By:
David Reed, Fire Marshal
Weber Fire District
801-782-3580



PARKER ESTATES SUBDIVISION
UTILITY PLAN
HOOPER, UTAH

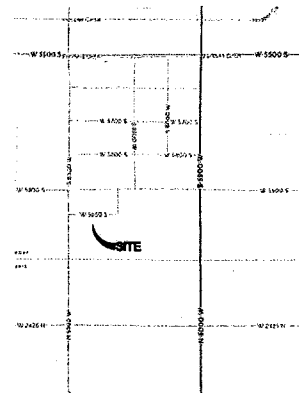
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LENO, UTAH 84043
(801) 450-3511

DATE	FEBRUARY 2021
BY	SS
CHECKED	SS
DATE	02/04/2021
SHEET	4



PARKER ESTATES SUBDIVISION
HOOPER, UTAH
LYING AND SITUATE IN THE NORTHEAST QUARTER AND SOUTH HALF OF SECTION 24,
TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: DECEMBER 2020

VICINITY MAP



CURVE	LENGTH	RADIUS	DELTA
C1	53.65'	200.00'	15°20'29"
C2	52.76'	200.00'	15°06'54"
C3	41.59'	170.00'	14°01'04"
C4	3.93'	170.00'	01°19'24"
C5	60.68'	230.00'	15°06'54"
C6	16.88'	28.00'	34°32'48"
C7	INTENTIONALLY OMITTED		
C8	INTENTIONALLY OMITTED		
C9	17.18'	28.00'	35°09'11"
C10	28.24'	18.00'	89°54'18"
C11	28.30'	18.00'	90°05'42"
C12	28.24'	18.00'	89°54'18"
C13	16.34'	18.00'	52°01'12"
C14	64.66'	60.00'	61°44'54"
C15	79.91'	60.00'	76°18'18"
C16	80.42'	60.00'	76°47'57"
C17	72.46'	60.00'	69°11'33"
C18	12.62'	18.00'	40°10'37"
C19	3.72'	18.00'	11°50'36"
C20	28.30'	18.00'	90°05'42"
C21	6.77'	170.00'	02°16'59"
C22	38.07'	170.00'	12°49'56"
C23	61.58'	230.00'	15°20'29"

M PARKER
ENTRY #2040082

R&C PARKER
ENTRY #2173850
10-024-0014

D PARKER
ENTRY #3141628
10-024-0020

LINE	LENGTH	BEARING
R1	33.00'	N89°59'10"E
R2	30.00'	S00°04'55"E
R3	30.00'	S15°15'34"W
R4	30.00'	S00°08'40"W
R5	30.00'	N00°08'40"E
R6	30.00'	N15°15'34"E
R7	30.00'	N00°04'55"E
R8	30.00'	N89°57'02"W
R9	30.00'	S89°57'02"E
R10	60.00'	S38°01'45"W
R11	60.00'	S37°55'50"E

IMPORTANT NOTICE
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 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.
City Ordinance prohibits basements (lowest floor slab lower than existing adjacent grade) on all lots in this subdivision.

- SCALE OF FEET
LEGEND
= ROAD CENTER LINES
= SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
= ROAD RIGHT-OF-WAY LINES
= 10.00' PUBLIC UTILITY EASEMENT
= DIMENSION LINES
= ADJOINING PROPERTY LINES
(M) or (MEAS) = MEASURED
(R) or (REC) = RECORD
ROS = RECORD OF SURVEY
POB = POINT OF BEGINNING
Φ = FOUND MONUMENT AS NOTED
○ = FOUND PROPERTY CORNER AS NOTED

PREPARED BY:
Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
84315 801-792-1569
dave@boundaryconsultants.biz
FOR:
HL Parker Farms, LTD.
179 East Peachtree Drive
Centerville, Utah
801-628-6276

HOOPER CITY ATTORNEY
Approved as to form by the Hooper City Attorney
this _____ day of _____, 2021.
Signature _____

HOOPER CITY MAYOR
Presented to the Hooper City Mayor at which time this subdivision was approved and accepted.
Signed this _____ day of _____, 2021.
Signature _____
Attest _____

HOOPER CITY ENGINEER
I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect.
Signed this _____ day of _____, 2021.
Signature _____

HOOPER WATER IMPROVEMENT DISTRICT
Presented to the Hooper Water Improvement District at which time this subdivision was accepted.
Signed this _____ day of _____, 2021.
Signature _____

HOOPER IRRIGATION COMPANY
Presented to the Hooper Irrigation Company at which time this subdivision was accepted.
Signed this _____ day of _____, 2021.
Signature _____

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

NARRATIVE

See Record of Survey #6731 as filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter and East Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 17.23 acres of land owned in fee by H.L. Parker Farms described in that certain deed recorded as Entry #3127533 of the Weber County Records. Basis of Bearing for this description is GEODETIC NORTH as determined by GPS or South 89°53'29" East 2726.48 feet, measured, between the Weber County Surveyor's center line monuments 95-5, at the intersection of 5900 South and 6300 West Streets and, 95-6, at the intersection of 5900 South and 5900 West Streets. Subject Parcel being more particularly described as follows:

Commencing at said Weber County Survey Monument 95-5, thence South 00°00'50" East 1054.57 feet coincident with the center line of said 6300 West Street to the True Point of Beginning; Thence the following two (2) courses coincident with the south and east boundaries of that particular parcel of land described in that certain Warranty Deed recorded as Entry #2173859 of the Weber County Records; 1) North 89°55'05" East 220.42 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 00°04'55" West 207.00 feet to a point on the south boundary of that particular parcel of land described in that certain Warranty Deed recorded as Entry #2940962 of said County Records and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the perimeter of said parcel; 1) North 89°53'05" East 164.52 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 00°04'22" East 153.07 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°32'37" East 980.35 feet; Thence South 00°09'32" East 656.21 feet; Thence North 89°43'11" West 0.39 feet to a number five rebar and cap stamped "Landmark"; Thence North 89°51'20" West 1175.65 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°00'50" West 240.70 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°55'05" West 190.86 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°00'50" West 60.00 feet to the point of beginning.

Comprising 17.23 acres and 29 total Lots.



OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and public streets as shown on this plat and name said tract Parker Estates Subdivision and hereby dedicate, grant and convey to Hooper City, Utah, all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever, and also dedicate to Hooper City those certain strips as easements for public utility and drainage purposes as shown hereon, with no buildings or structures being erected within such easements. And also dedicate to Hooper Water Company those easements depicted hereon, in witness we have hereunto set our signatures.

Signed this _____ day of _____, 2021.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } S.S.

On the _____ day of _____, 2021, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, _____, signer(s) of the above Owner's Dedication, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } S.S.

On the _____ day of _____, 2021, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, _____, signer(s) of the above Owner's Dedication, who duly acknowledged to me that she signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WEBER COUNTY RECORDER

ENTRY NUMBER _____

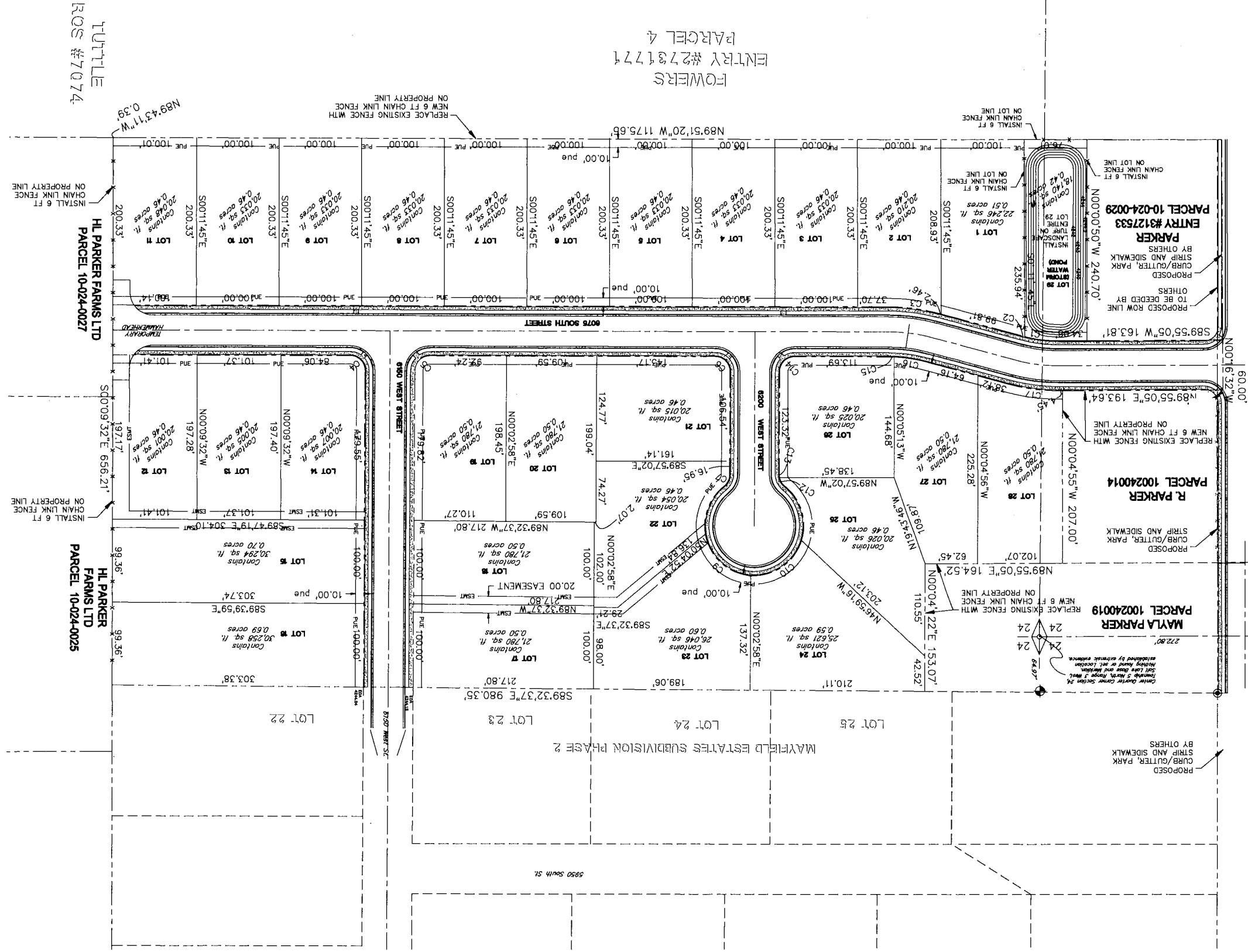
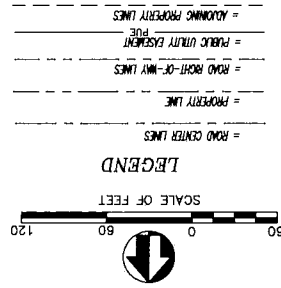
FEE PAID _____

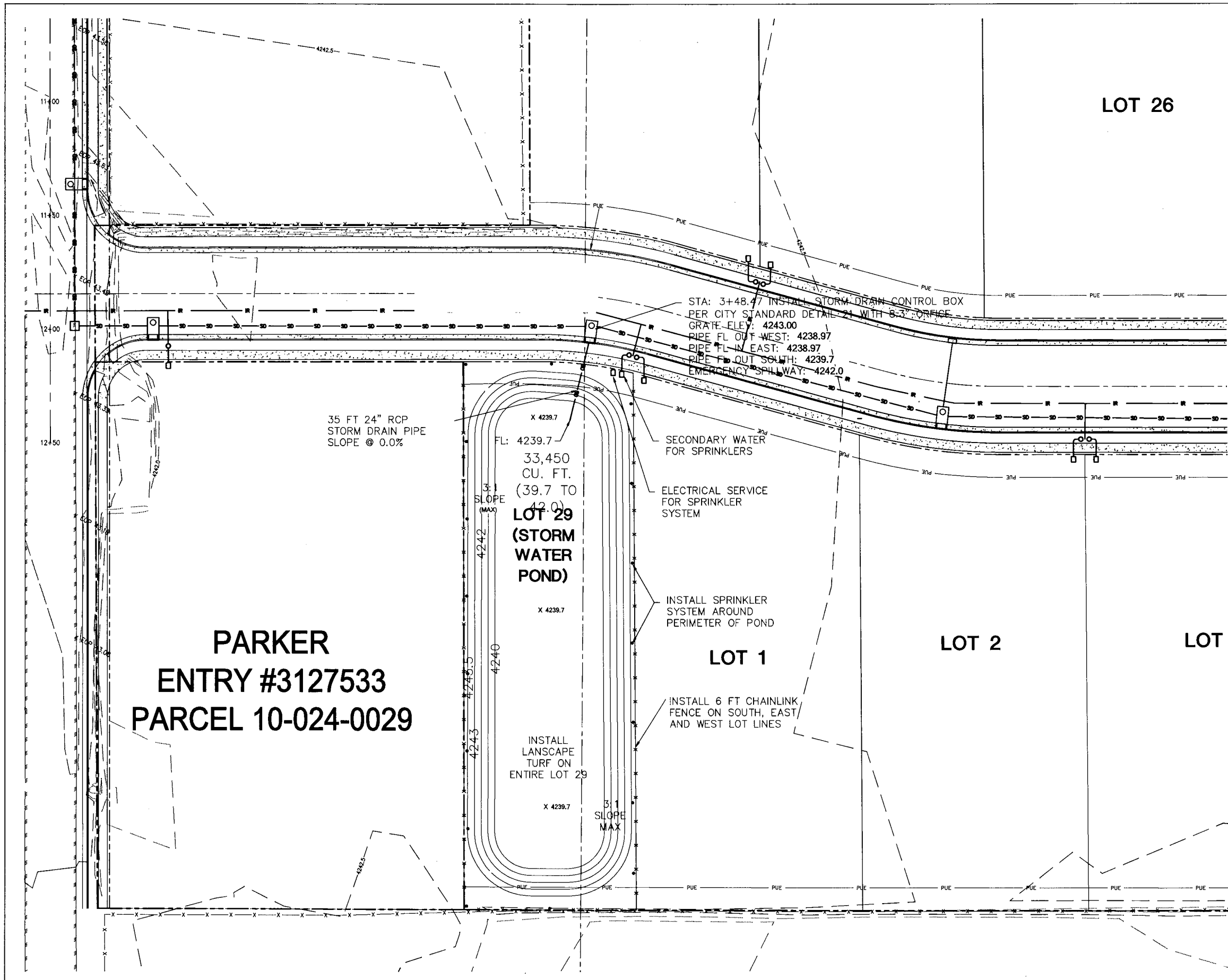
FILED FOR RECORD AND RECORDED THIS

DAY OF _____, 2021, IN BOOK _____, AT PAGE _____ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER

CURVE	LENGTH	RADIUS	DELTA
C1	41.58	1700.00	14.01"04"
C2	3.93	1700.00	1.19"24"
C3	60.68	2300.00	15.06"54"
C4	28.24	18.00	89.54"18"
C5	28.30	18.00	90.05"42"
C6	28.24	18.00	89.54"18"
C7	16.34	18.00	52.10"11"
C8	64.66	60.00	61.44"58"
C9	79.91	60.00	76.18"18"
C10	80.42	60.00	69.47"57"
C11	72.46	60.00	69.11"16"
C12	12.62	18.00	40.10"36"
C13	3.72	18.00	11.50"36"
C14	28.30	18.00	90.05"42"
C15	6.77	1700.00	02.16"58"
C16	38.07	1700.00	12.69"56"
C17	61.58	2300.00	15.20"26"
C18	52.76	2000.00	15.06"54"

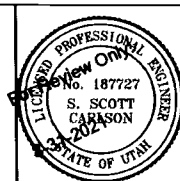




20 0 20 40
SCALE OF FEET

LEGEND

- = ROAD CENTER LINES
- = PROPERTY LINE
- = ROAD RIGHT-OF-WAY LINES
- = PUBLIC UTILITY EASEMENT
- = ADJOINING PROPERTY LINES
- = PROPOSED CHAIN LINK FENCE



PARKER ESTATES SUBDIVISION
LOT 29 LANDSCAPE PLAN
HOOPER, UTAH

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

OWN DATE: FEBRUARY 2021
PLOT DATE: 31 August 2021

SHEET

5a

Re-Alignment of Existing Irrigation Ditch

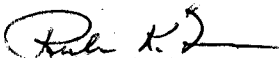
Whereas:

1. H. L. Parker Farms (Parker) is the owner of Parcels 10-024-0027 and 10-024-0028 in Hooper City, Weber County, and intends to subdivide the parcel into residential lots.
2. Rulon K Fowers (Fowers) is the trustee owning Parcel 14-101-0001 in unincorporated Davis County which is adjacent to and south of the referenced Parker parcel.
3. An existing irrigation service ditch is located on the south portion of the Parker property 10-024-0027 and turns south along the east portion of the Fowers property 14-101-0001. An irrigation tail water ditch runs south along the west portion of the Parker property 10-024-0027 and continues south across the east portion of the Fowers property. This irrigation service ditch crosses the tail water ditch and then makes its bend across a portion of the parcel 10-024-0028 to be subdivided by Parker.
4. Hooper City requirements do not allow an open ditch to be located on a residential lot.

Therefore:

1. Representatives of Hooper Irrigation Company, Parker and Fowers have met on site to review the conditions associated with the mentioned ditches. These parties have agreed that the irrigation ditch can be re-aligned on Parker and Fowers property and piped to comply with city requirements. It is expected that 30-40 feet of pipe will be installed associated with the proposed work.
2. Parker agrees to hire a licensed contractor and pay the contractor's costs associated with installation of the pipe to be installed.
3. Fowers and Parker will be invited to be on site when the contractor is completing the work.
4. The work will be completed as soon as reasonably possible and will start after Hooper Irrigation Company has ended irrigation water flows in this ditch for Fall 2021. Parker agrees that the realignment work will be completed and that the ditch and pipe will be serviceable at least 30 days prior to Hooper Irrigation Company beginning irrigation water service in Spring 2022.

Signed

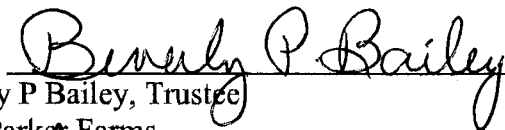


Rulon K Fowers, Trustee

Date

9/24/21

Signed



Beverly P Bailey, Trustee

H. L. Parker Farms

Date

Sept. 18, 2021