HOOPER CITY
CITY COUNCIL AGENDA
SEPTEMBER 15, 2022 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Council will hold a work meeting at 6:30pm and their regularly scheduled meeting at 7pm on Thursday, September 15, 2022, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items – City Council

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
    a. Pledge of Allegiance
    b. Reverence
3. Public Comments on Agenda Items
4. Consent Items
    a. Motion – Approval of Minutes dated August 4, 2022
    b. Motion – Approval of Minutes dated August 16, 2022 (Special Mtg)
5. Declarations of conflicts of interest or disclosures by council members
6. Action Items
    a. Motion – Final Approval of the Higley Subdivision located at approximately 5618 S 6300 W for Doug & JoAnne Higley
7. Public Comments on items not on the agenda (*No action can or will be taken on any issue presented)*
8. Adjournment

Tereasa Chugg

Tereasa Chugg, Deputy City Recorder

**Please see notes regarding public comments and public hearings*

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 14TH day of September, 2022 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at https://www.hoopercity.com/meetings.

**NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS*

A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings
    a. When a member of the audience addresses the council, they will come to the podium and state their name and address
    b. Each person will be allotted three (3) minutes for their remarks/questions
    c. The City Recorder will inform the speaker when their allotted time is up

HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, AUGUST 4, 2022, 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Council held a work meeting at 6:30pm and their regular meeting at 7pm on August 4, 2022, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:
Cindy Cox – Mayor Pro Tem
Dale Fowers – Mayor
Debra Marigoni
Bryce Wilcox

COUNCIL MEMBERS EXCUSED:
Ryan Hill
Lisa Northrop

CITY STAFF & PLANNING COMMISSION PRESENT:
Whittney Black – City Recorder
Briant Jacobs – City Engineer
Brandon Richards – City Attorney
Jared Hancock – Public Works Director
Tracy Allen – City Engineer
LT. Curtis Jefferies – Weber County Sheriff's Office

AUDIENCE PRESENT:
See attached list.

DRAFT

6:30PM WORK MEETING

1. Discussion on Agenda Items

   At 6:30pm the City Council held a work meeting where staff member Sheri Bingham went over the council and Planning Commission assignments during the Tomato Days Celebration. Ms. Bingham explained that this year the resident dinner would be free because of a grant. Council Member Cox announced that UDOT donated helmets for the family bike ride event.

7:00PM REGULAR MEETING

1. Meeting Called to Order – Mayor Dale Fowers

   At 7:00pm Mayor Dale Fowers called the meeting to order.

2. Opening Ceremony
   a. Pledge of Allegiance

      Council Member Cox led in the Pledge of Allegiance.

b. Reverence

Council Member Marigoni offered reverence.

3. Citizen Comment(s) on Agenda Items
(Residents attending this meeting were allotted 3 minutes to express a concern or question about any issue that was ON THE AGENDA)

There were no citizen comments made.

4. Consent Items
   a. Motion – Approval of Minutes dated July 21, 2022

COUNCIL MEMBER WILCOX MOVED TO APPROVE THE MINUTES DATED JULY 21, 2022. COUNCIL MEMBER COX SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:	**VOTE:**
COX	**AYE**
MARIGONI	**AYE**
WILCOX	**AYE**

MOTION PASSED UNANIMOUSLY.

5. Declarations on conflicts of interest or disclosures by council members

There were no declarations of conflicts of interest or disclosures by council members.

6. Action Items
   a. **Motion –** Final Approval of the Thayne 5100 Subdivision located at approximately 7400 W 5100 S for Steven Thayne

City Engineer Briant Jacobs explained the details of the subdivision. He commented that the staff and Planning Commission are recommending that the land-use separation fence be waived, and that the applicant escrow for the curb, gutter, and sidewalk. Steven Thayne was available for questions.

COUNCIL MEMBER COX MOVED TO GRANT FINAL APPROVAL OF THE THAYNE 5100 SUBDIVISION LOCATED AT APPROXIMATELY 7400 W 5100 S FOR STEVEN THAYNE. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. A VOTE WAS TAKEN WITH VOTING AS FOLLOWS:

DRAFT

COUNCIL MEMBER:	**VOTE:**
COX	**AYE**
MARIGONI	**AYE**
WILCOX	**AYE**

MOTION PASSED.

b. **Public Hearing –** Receive public input on proposed changes to the Hooper City Municipal Code, specifically Title 10, Chapter 4, Regulations Applying to All Zones

City Engineer Tracy Allen explained the background and reason for making these changes. Council members Wilcox, Cox, and Marigoni asked some clarifying questions. Staff addressed their questions and concerns.

Mayor Fowers opened the public hearing. No public comments were made. Mayor Fowers closed the public hearing.

c. **Motion (Roll Call Vote) –** Consider approval of Ordinance No. O-2022-05, amending Title 10, Chapter 4: Regulations Applying to All Zones of the Hooper City Municipal Code

COUNCIL MEMBER WILCOX MOVED TO APPROVE ORDINANCE NO. O-2022-05, AMENDING TITLE 10, CHAPTER 4: REGULATIONS APPLYING TO ALL ZONES OF THE HOOPER CITY MUNICIPAL CODE WITH THE CHANGES DISCUSSED AND NOTED BY STAFF. COUNCIL MEMBER COX SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH VOTING AS FOLLOWS:

COUNCIL MEMBER:	**VOTE:**
COX	**AYE**
MARIGONI	**AYE**
WILCOX	**AYE**

MOTION PASSED.

7. Citizen Comment

(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)

DRAFT

Robert Paystrap, 6074 W 5900 S, expressed concerns about the safety of his family because of neighbors. Mr. Paystrap complimented the mayor on the city's ordinance officer and pleaded with the council to enforce the things that have been put in place with his neighbor.

Kris Neville, 5813 S 6100 W, expressed concerns about safety because of a neighbor. Ms. Neville asked the council to drive by the property and keep on this issue until it gets resolved.

LeeAnn Robinson, 5851 S 6100 W, expressed safety concerns due to neighbor. She explained there is constant activity and expressed concerns about elder abuse of the property owner.

Tammy Martinson, 6025 W 5800 S, expressed concerns about homeless people living on a neighbor's property. She also expressed concerns about trespassing and other crimes including domestic violence.

Lt. Jefferies gave short explanation on what has been done and what is being done about the property in question.

Angie Paystrap, 6074 W 5900 S, suggested that the city council look into creating a yard sale ordinance.

8. Adjournment

AT APPROXIMATELY 7:55PM COUNCIL MEMBER MARIGONI MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER COX SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:	**VOTE:**
COX	**AYE**
MARIGONI	**AYE**
WILCOX	**AYE**

MOTION PASSED UNANIMOUSLY.

Date Approved: _____

_____

Whittney Black, City Recorder

DRAFT

HOOPER CITY
CITY COUNCIL MEETING MINUTES
TUESDAY, AUGUST 16, 2022, 1:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Council held a special meeting at 1:00pm on August 16, 2022, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:
Cindy Cox – Mayor Pro Tem – Participated Electronically
Dale Fowers – Mayor
Ryan Hill
Debra Marigoni
Bryce Wilcox

COUNCIL MEMBERS EXCUSED:
Lisa Northrop

CITY STAFF & PLANNING COMMISSION PRESENT:
Whittney Black – City Recorder
Tereasa Chugg – City Finance Manager
Briant Jacobs – City Engineer
Reed Richards – City Attorney – Participated Electronically
Jared Hancock – Public Works Director

AUDIENCE PRESENT:
No visitors present.

1. Meeting Called to Order – Mayor Dale Fowers

   At 1:00pm Mayor Dale Fowers called the meeting to order.

2. Motion – Approval of Resolution No. R-2022-06, approving a property purchase

   Council Member Hill asked if the easement ever expires. City Engineer Briant Jacobs explained that if the company stops using the tower for a certain amount of time the easement agreement will end. City Attorney Reed Richards further explained the easement to the tower. He also commented that the city has done a survey of the property, the possibility of rollback taxes, and that the oil tanks were removed some time ago. There was further discussion and explanation on which deed the property would be purchased under.

   COUNCIL MEMBER MARIGONI MOVED TO APPROVE RESOLUTION NO. R-2022-06, APPROVING A PROPERTY PURCHASE. COUNCIL MEMBER COX SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH VOTING AS FOLLOWS:

COUNCIL MEMBER:	**VOTE:**

DRAFT

COX	**AYE**
HILL	**AYE**
MARIGONI	**AYE**
WILCOX	**AYE**

MOTION PASSED.

3. Discussion/Motion – Approval of surplus city owned items

Mayor Fowers explained that the staff would like to surplus the old picnic tables at the old Hooper Park during Tomato Days. Council Member Hill suggested selling them at $25 per table. Tereasa Chugg mentioned Council Member Northrop suggested selling them at $40 for two tables. Other Council Members agreed with the $25 per table.

COUNCIL MEMBER COX MOVED TO APPROVE THE SURPLUS OF THE OLD PICNIC TABLES AT $25 PER TABLE. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:	**VOTE:**
COX	**AYE**
HILL	**AYE**
MARIGONI	**AYE**
WILCOX	**AYE**

MOTION PASSED.

4. Adjournment

AT APPROXIMATELY 1:27PM COUNCIL MEMBER WILCOX MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:	**VOTE:**
COX	**AYE**
HILL	**AYE**
MARIGONI	**AYE**
WILCOX	**AYE**

MOTION PASSED UNANIMOUSLY.

Date Approved: _____

_____
Whittney Black, City Recorder

DRAFT

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Higley Subdivision Zone R1 Date Submitted 4/28/22

Address of Subdivision 5618 S. 6300 W Hooper City, UT No. of Units or Lots 2

Owner Name Doug & JoAnne Higley Address 3920 S. 5600 W. Hooper Ph [redacted]
Valerie & Alan Staley

Fax # _____ Email Address [redacted]

Subdivider's Name Higleys Address Same Ph Same

Fax # _____ Email Address Same

Name of Intended Escrow Holder Alta Bank Address Layton, Ut

Contact Name Morris Smith Ph [redacted] Fax # _____ Email [redacted]

Surveyor's Name Hansen & Assoc Address 538 North Main Brigham Ph [redacted]

Engineer's Name Alpha & Hansens Address Farmington Ph _____
(Howe)

Secondary Water Available? Yes Contact Hooper Irrigation Ph [redacted]

Secondary Water System in Place? yes Type to be sprinkler system Ph [redacted]

Culinary Water Available? yes Type City Ph [redacted]

Sewer Connection Available? Y Contact Hooper City Type Vac

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

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

Access Road Above 4215' Elevation? yes Source _____

Please describe any agreements, rights-of-way, easements etc. that could affect this site:
agreement with Kendall Presnell regarding shared driveway/accessrd. on south side of Subdivision.

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:
Higley home & property have been in the family since 1890.

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

4/28/2022 JoAnne Higley
Date **Signature**

Office Use Only
Subdivision Preliminary Fee: _____ Preliminary Approval Date: _____
Subdivision Final Fee: _____ Final Approval Date: _____
Number of Copies: _____ Envelopes: _____

HOOPER CITY
PAID
JUN 15 2022
Amt 600.00 Int cos
Check ☑ #1557 Cash ☐

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

Memo

To: Doug & JoAnne Higley and Alan & Valerie Staley

From: Hooper City Staff

CC: Mayor Fowers, Jared Hancock, Tracy Allen, Briant Jacobs

Date: August 8, 2022

Re: Higley Minor Subdivision Review

The Hooper City staff has completed its fifth minor subdivision review of the Higley Subdivision. The purpose of this subdivision is to create two buildable house lots on the west end of parcel 24-005-0030 on the corner of 5600 South and 6300 West. This property is zoned R2. New comments are in **purple**. Completed items have been shaded grey. Response comments in green.

General Notes

1. Hooper City has received copies of utility company and other agency review letters. **Okay**

2. On page 1 under the sewer, the existing sewer main is a 4-inch. The last line has PVS instead of PVC. The typo has been corrected & the existing sewer main is called out as 4". **Okay**

3. Per City Standards, the road base under curb and gutter should be 8-inch thick and 6-inches thick under the sidewalk. Please update both notes on Page 1. *Both notes have been updated on sheet 1.* **Okay**

4. On Page 1, on the 6300 West Typical Road Section, the 7'-0" left of centerline should be changed to read "DETERMINED BY CITY" and the 2% slope in the street should have "(MIN)" added. *The note has been changed to read "TBD BY CITY" & the "MIN" note has been added to the 2% cross slopes*. **Okay**

5. The existing ditch to be abandoned on Page 2 will need to be filled in with approved material. *Acknowledged. The fill of the ditch does not need to be structural unless the homeowners want it (like under driveways)."-Briant Jacobs in July 6th email.* **Okay, please add "to be abandoned" to callout of existing ditch on plat. Okay**

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6. There is an existing drainage ditch/pipe on the south side of Lot 2 that is used for tailwater from the lots to the east. There will need to be an easement granted for this drainage. The tailwater will need to be piped into the proposed storm drain line in 6300 West and will need to enter by means of a manhole. *The tail water will be piped into the proposed manhole as required. The ditch lies within the proposed Public Utility & Drainage Easement shown on the plat along the south property line*. **The easement should be labeled "Irrigation/Tailwater Easement" instead of PUE&DE. Per City Code 10-4A-13 Drainage, E. *Drainage Ways and Irrigation Ditches*, the tailwater ditch will need to be piped along the entire southern lot line of Lot 2.** *A discussion has been had with the property owners & surrounding landowners. The existing ditch serves none of the surrounding landowners and begins & terminates on the Higley property. As no property requires this ditch it will be filled & abandoned.* **The City requires that either the ditch needs to be piped or that an agreement from all surrounding property owners stating that they do not use the existing ditch needs to be submitted to the City. Further discussion with JoAnne resulted in her stating that the ditch will be piped. Please add the pipe to the plans and change the callout to be "Irrigation/Tailwater Easement." Okay, on the final plat please add a call out to the existing shed identifying it as being "removed or relocated" ~~and remove the "PUE&DE" from the irrigation/tailwater easement~~. Okay**

7. The connection to the existing storm drain line on the south-west corner of Lot 2 should be altered to reflect the following: **Upon further discussion as to where the existing manhole lies, the connection detail will need to be revised as the tailwater pipe cannot cut across the property line without permission/easement from the neighboring landowner. ~~A suggested detail has been provided~~. The tailwater pipe will need to be collected into the proposed storm drain system. Also, in talking to the neighbor on the west side of the street, he confirmed Bret's observation about the PVC pipe plumbed into the existing manhole on the south of the project, that it is his drain line. The proposed connection at ± STA 0+50 is not needed. Okay**

8. There is an existing land drain line that crosses the street. It is thought to be either a 6 or an 8-inch line. It is next to the plow mailbox on the south-west corner of Lot 2. This line will need to be tied into the proposed storm drain line in 6300 West and will need to enter by means of a manhole. *The land drain is shown connecting to the storm drain system through a manhole as required.* **Okay**

9. The shed on Lot 1 does not meet the City's setback of 5 feet from the property line and will need to be relocated or removed. *The existing shed is currently being removed*. **Okay**

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10. The corner of 5600 South and 6300 West will require that a streetlight be installed. Per conversation with *Briant Jacobs on July 6th, this streetlight is no longer required as there is an existing light on the opposite corner.* **Okay**

11. On Page 3, the sizes and materials of the storm drains lines need to be called out. The storm drain line crossing the street should be perpendicular to the street. *Pipe sizes & materials have been added to sheet 3. The storm drain crossing has been adjusted to be perpendicular.* **Okay**

12. On Page 3, there is a problem with the cross slopes on the proposed new pavement along 5600 South, the minimum slope is a 2% and the maximum slope is 4%. *The cross slopes have been updated per city demands.* **Okay**

13. There is a low point on the corner that will not drain that needs to be corrected. *Resolved per discussion with Briant Jacobs on July 6.* **Okay**

14. The corner should include a current ADA ramp. A note has been added. **Okay**

15. Please add stationing with the overall grading plan (Page 3). *Stationing was added.* **Okay**

16. The construction work with paving 6300 West will need to be coordinated with the City as the City will be responsible for the portion west of the centerline of the road. *Acknowledged.* **Okay**

17. Road Section Details on Sheet 1 need to be corrected per City standards and to reflect what is existing**. Okay**

18. Storm drain calculations are needed for storm drain pipe flow and sizing for both the proposed pipe and the existing pipe**. Okay**

19. **The separation between the proposed storm drain and the existing water line appears to be too close. Please verify separation distance. Okay**

20. The storm drain pipe needs to be 6' from TBC into the street **if possible.** The proposed line needs to be shifted west **if possible**. The proposed plan is not typical per City Standard. The City believes that the pressurized sewer line is west of where it is shown in the plan set; if so, standard storm drain combo box (which will put the storm drain line 6' from TBC) should be used. I was able to verify that there are no manholes on the pressurized sewer line. Potholing the existing sewer line on the north and south extents of the property is necessary to verify its location. There is a street patch from the sewer installation; it may be possible to stake

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proposed TBC and measure the distance to the patch as an alternative to potholing the sewer. *The proposed storm drain line has been updated per city comment. A storm drain combo box is shown instead of just a curb inlet box* **Okay, if possible**. *Per discussion with Briant Jacobs the project will connect to the existing manhole at the north corner of the property and will simply angle to SD pipe over to the proposed combo box. A note has been added stating that the existing vacuum sewer is to be potholed before all other construction occurs.* **The design needs to be correct prior to planning commission review. It is necessary to verify the sewer location to ensure constructability of the storm drain. The existing sewer system conflicts with the proposed development because it was placed based upon the old 99-foot right-of-way. The old right-of-way has been reduced to a 66-foot width. The pressurized sewer system will need to be relocated for the storm drain system and the curb to be installed. The pressurized sewer does not use manholes. Show the connection to the sewer system at a minimum of 5 feet down stream (south) of the tee at 5600 West with a 45º bend over to the proposed alignment**. The new vacuum sewer has been updated & is shown as denoted in the attached redlines: 45° bends are used instead of manholes beginning 5' south of the existing tee.

The proposed pressurized sewer line should be shown on Sheet 3. Sewer has been added to sheet 3. It will be noted that sheet 3 was intended only to be a grading plan, not an additional utility plan sheet.

Preliminary Plat

21. A preliminary plat will need to be submitted. **Okay**

22. All found and calculated monuments will need to be labeled as such. **Okay**

23. A Basis of Bearing will need to be shown. **Okay**

24. Both proposed lots have adequate acreage and frontage for the R2 zoning. **Okay**

25. A 10-foot Public Utility & Drainage Easement (PU&DE) will need to be granted and shown along the street portions of the proposed lots. **Okay**

26. The address for the Lot 1 will be 5618 S 6300 W if it faces the North or 6287 W 5600 S if it faces the west. The address for Lot 2 will be 5664 S 6300 W. **Okay**

27. **Submittals should include at least one 24”x 36” print and at least one 11”x 17” print. Okay**

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Please make the corrections and clarifications shown in the comments above and resubmit for a third review.

The City staff will be able to recommend Preliminary Plat approval of this subdivision following receipt of revisions and clarifications included in the comments above. Each comment, question or correction on this memorandum must be responded to in writing, either on revised plans or in other type-written correspondence from the applicant, or both. Any comment not addressed in this manner will render the submittal incomplete and the application will not be included on the Planning Commission agenda. Please coordinate all responses with the City Recorder or City Engineer.

JOANNE HIGLEY

PROJECT NOTES

CONSTRUCTION NOTES:

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

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

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

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

GRADING NOTES:

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

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

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

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

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

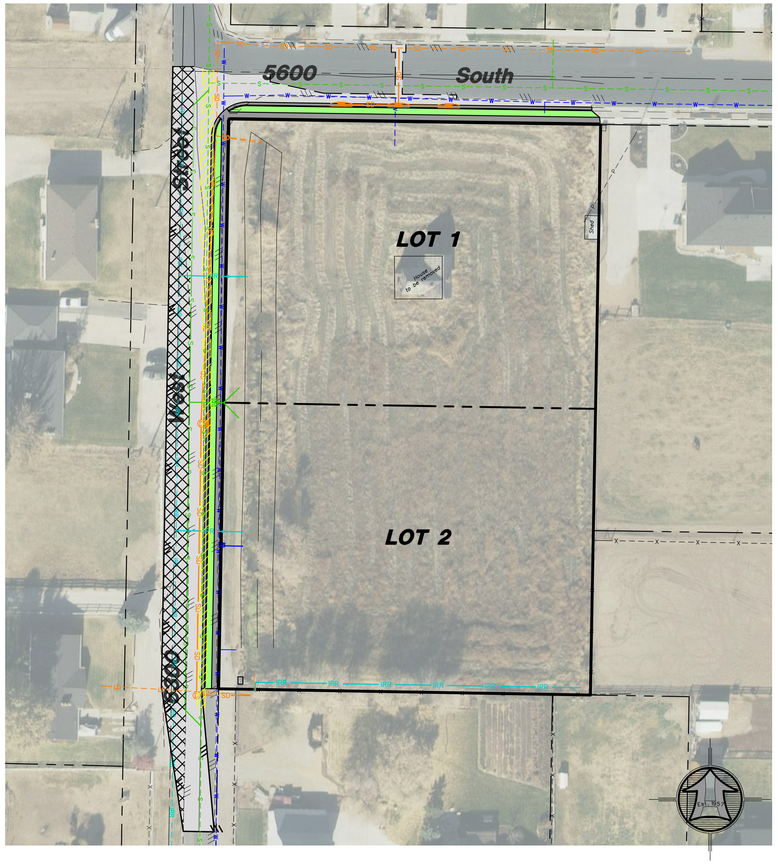
WATER / FIRE PROTECTION:

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

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

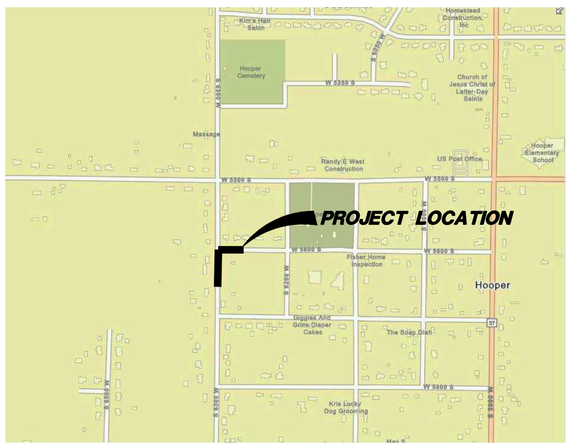
WATER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED AT THE WATER MAIN - SERVICES TO BE AT LOCATION SHOWN ON DRAWINGS, SEPARATED FROM SEWER LATERALS BY AT LEAST 10 FEET. PLACE WATER METERS IN LANDSCAPE STRIP AND EXTEND/STUB A 2-INCH LINE BEYOND THE SIDEWALK.

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



SHEET INDEX:

1 ..... PROJECT DATA
2 ..... OVERALL SITE & UTILITY PLAN
3 ..... OVERALL GRADING PLAN
4 ..... SWPPP MAP



SEWER:

AN EXISTING 4" VACUUM SEWER MAIN EXISTS IN 5600 SOUTH & 6300 WEST. A NEW VACUUM SEWER LINE WILL BE INSTALLED IN 6300 WEST STREET, THE EXISTING LINE TO BE ABANDONED IN PLACE. ALL SEWER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED AT THE NEW VACUUM SEWER MAIN - SERVICES TO BE AT LOCATION SHOWN ON DRAWINGS, SEPARATED FROM CULINARY WATER LATERALS BY AT LEAST 10 FEET.

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

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

STORM DRAINAGE:

THE PROJECT WILL CONNECT TO THE EXISTING STORM DRAIN IN TWO PLACES. THE FIRST SHALL BE THE CONNECTION BETWEEN THE PROPOSED CURB INLET BOX IN 5600 SOUTH TO THE EXISTING COMBINATION BOX ON THE NORTH SIDE OF 5600 SOUTH AS SHOWN ON SHEET 2. THE SECOND CONNECTION SHALL BE TO THE EXISTING MANHOLE LOCATED NEAR THE CORNER OF 6300 W & 5600 S. ALL STORM RUNOFF WILL SURFACE DRAIN TO THE PROPOSED CURB INLET BOXES. THE PROPOSED STORM DRAIN SYSTEM WILL THEN FLOW SOUTH AND CONNECT TO THE EXISTING STORM DRAIN WHICH RUNS ALONG 6300 W.

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

SECONDARY WATER:

LOT OWNERS WILL HAVE PRESSURIZED SECONDARY WATER FROM HOOPER IRRIGATION. THERE IS AN EXISTING HOOPER IRRIGATION SECONDARY WATER MAIN RUNNING ALONG THE NORTH SIDE OF 5600 SOUTH & A 10-INCH PVC C900 SECONDARY WATER MAIN RUNNING ALONG THE EAST SIDE OF 6300 WEST. ALL WORK TO BE IN ACCORDANCE WITH HOOPER IRRIGATION COMPANY STANDARDS.

ELECTRICAL:

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

TELEPHONE / CABLE:

TBD

GAS:

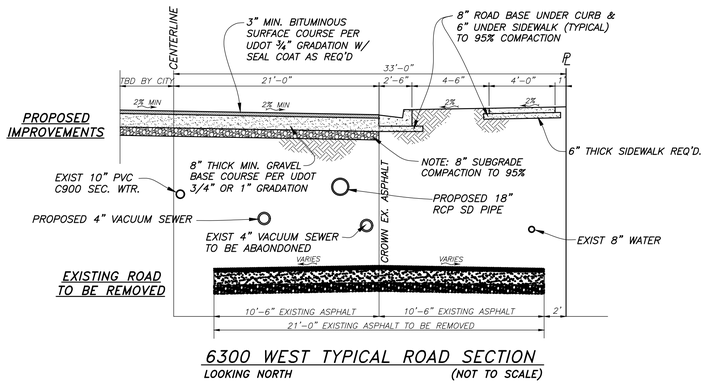
GAS MAIN (PRESUMABLY) WILL RUN IN PLANTER STRIPS ON BOTH SIDES OF THE STREETS IN THE SUBDIVISION. CONTACT PERSON IS CODY RANDALL AT 801-389-1289.

UTILITY CONTACTS:

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

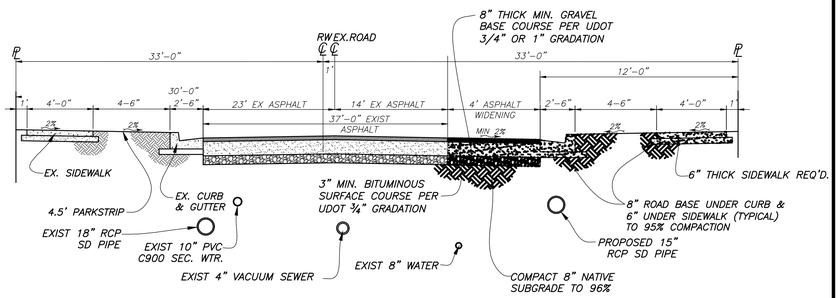
STRUCTURAL SECTION:

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



6300 WEST TYPICAL ROAD SECTION

LOOKING NORTH (NOT TO SCALE)



5600 SOUTH TYPICAL ROAD SECTION

LOOKING EAST (NOT TO SCALE)

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No.	Date	By	Revision

Drawn By: BTC Date: 08/09/22
Designed By:
Checked By:
Approved By:
Scale: 1" = **
Drawing File: 21-3-384v19 PP
JOB NUMBER: 21-3-384

PROJECT DATA FOR

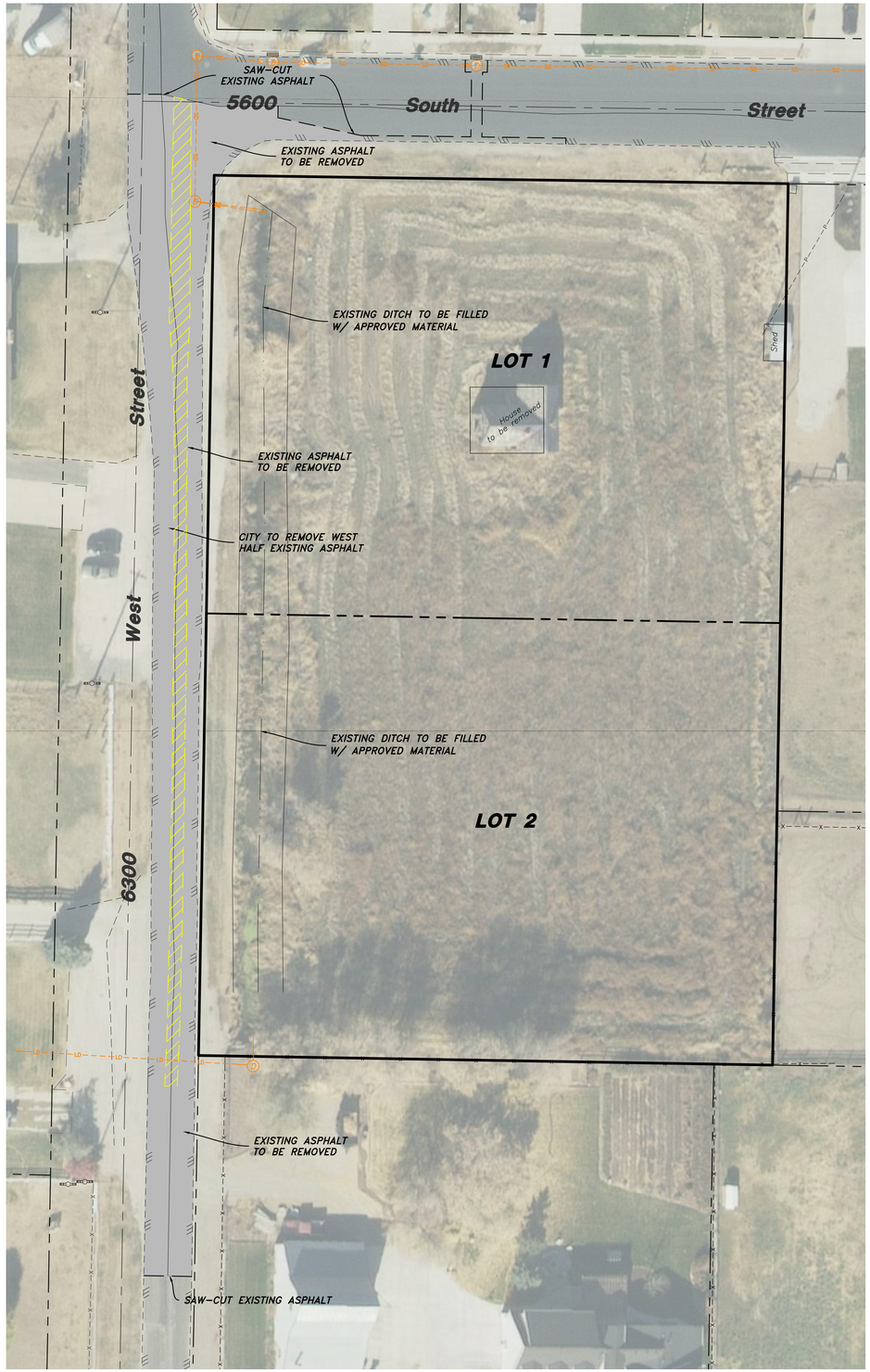
HIGLEY SUBDIVISION

6300 W 5600 S
HOOPER, UT

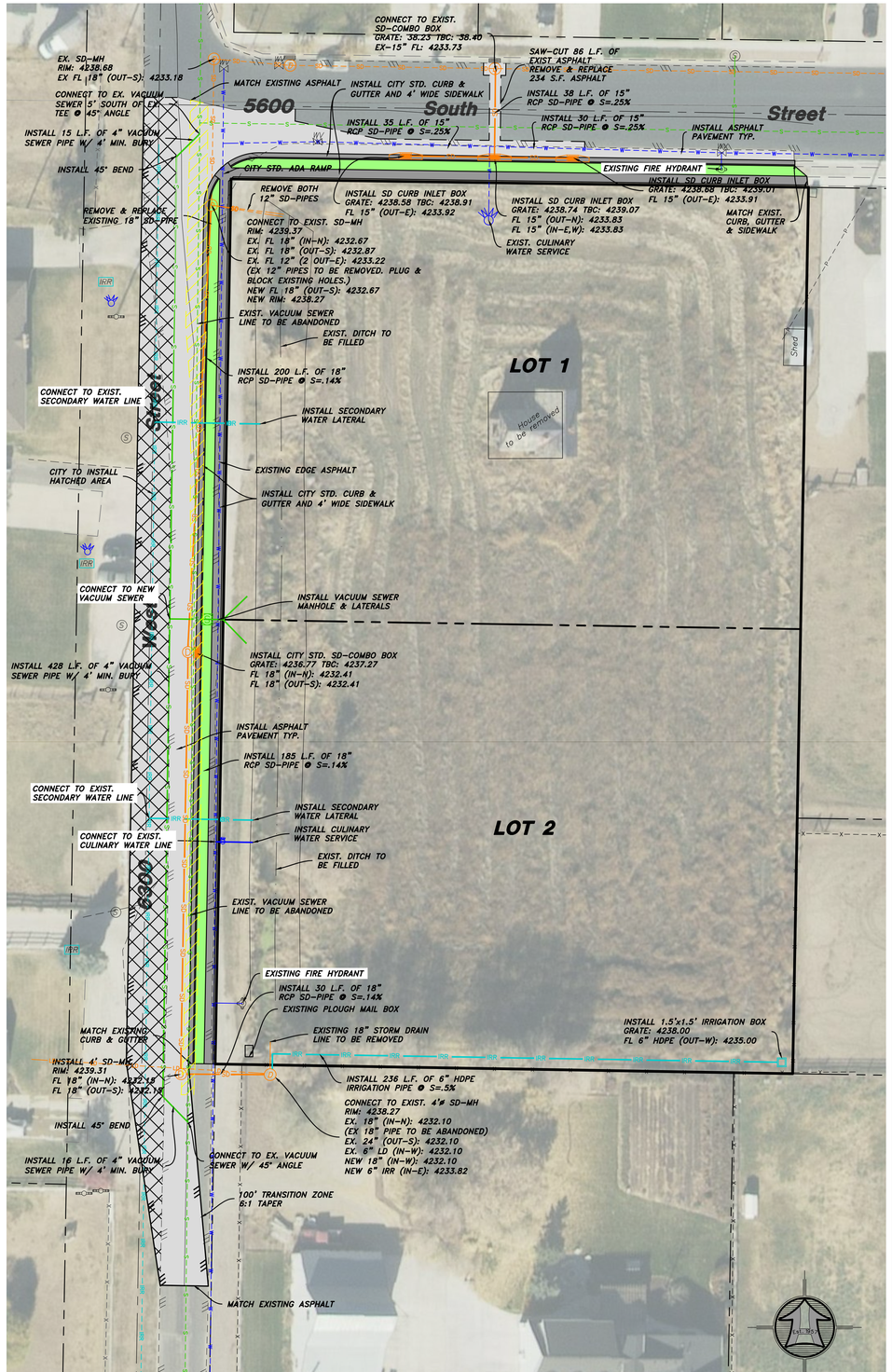
A Part of the South Half of Section 24, Township 5 North, Range 3 West, S.L.B&M.

Sheet **1** of **4** Sheets

DEMOLITION PLAN



IMPROVEMENTS PLAN



LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

SCALE: 1" = 30'

0 30 60

Scale in Feet

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OVERALL SITE PLAN FOR

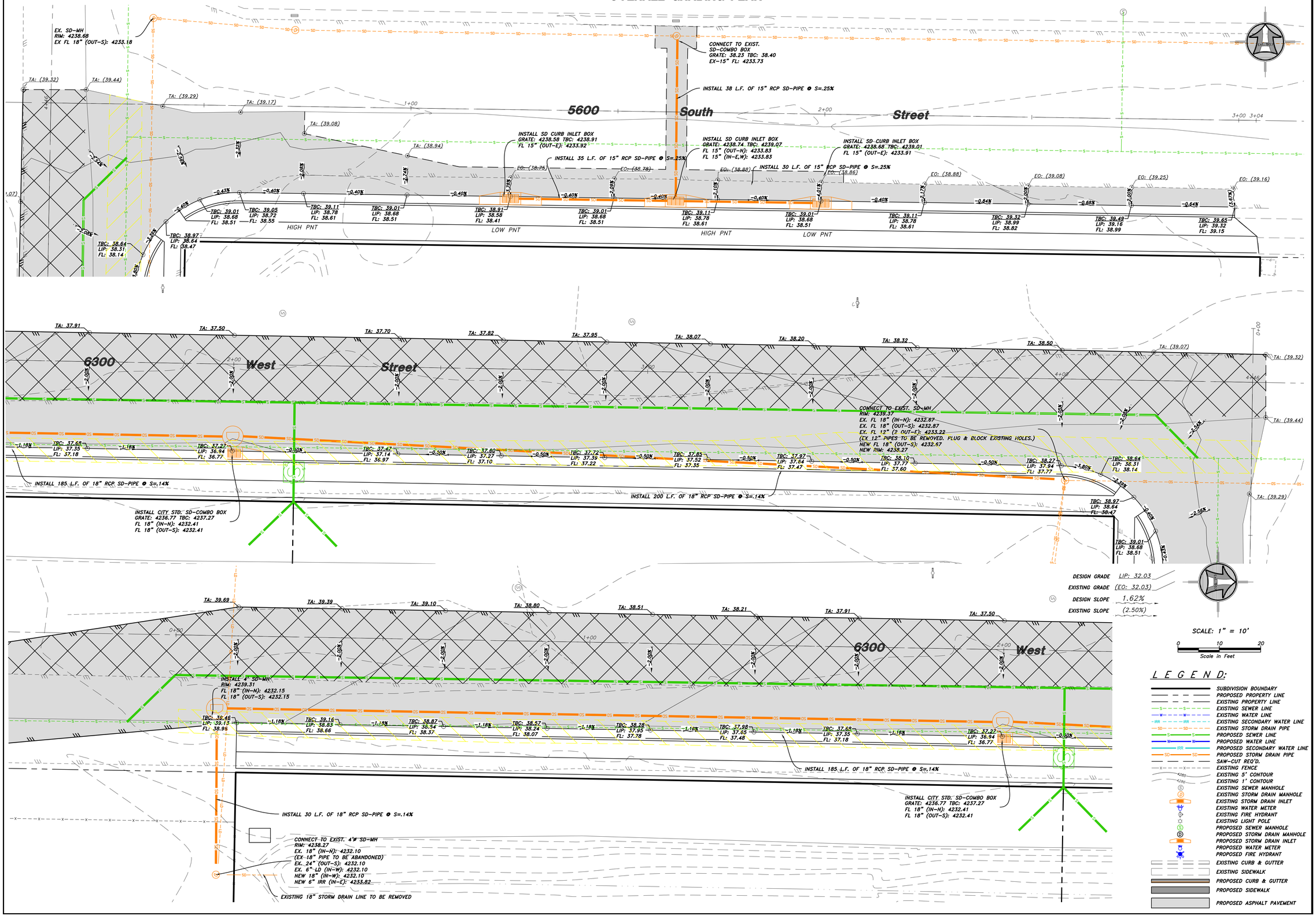
HIGLEY SUBDIVISION

6300 W 5600 S
HOOPER, UT

A Part of the South Half of Section 24, Township 5 North, Range 3 West, S.L.B&M.

Sheet 2 of 4 Sheets

OVERALL GRADING PLAN



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

SCALE: 1" = 10'

0 10 20
Scale In Feet

L E G E N D:

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SECONDARY WATER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED STORM DRAIN PIPE
- SAW-CUT REQ'D.
- EXISTING FENCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
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- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

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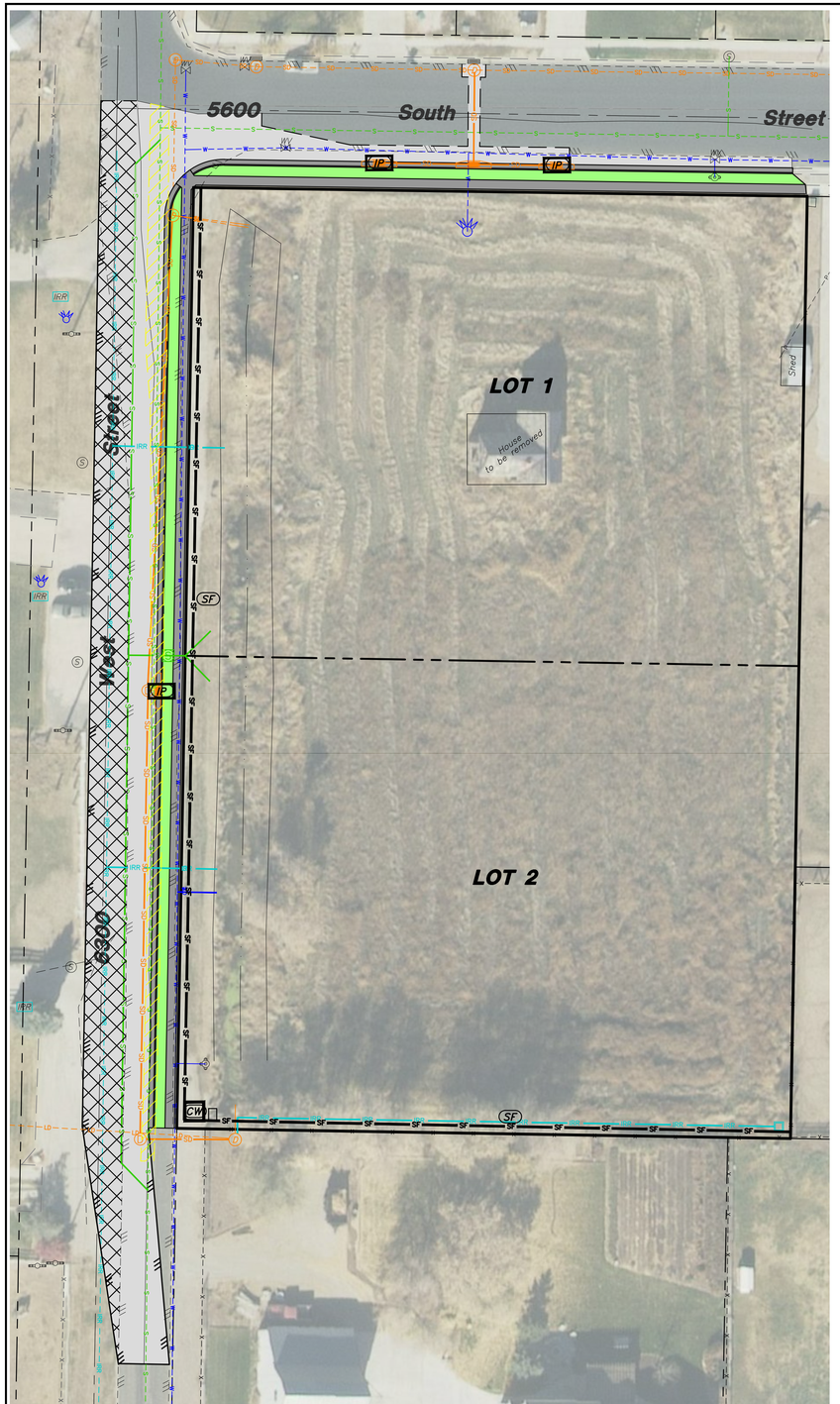
OVERALL GRADING PLAN FOR

HIGLEY SUBDIVISION

6300 W 5600 S
HOOPER, UT

A Part of the South Half of Section 24
Township 5 North, Range 3 West, S.L.B&M.

Sheet 3 of 4 Sheets



SWPPP PLAN

LOCATION:

LOCATION: HOOPER CITY, WEBER COUNTY, UTAH
SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SLB&M
LATITUDE: 41°09'42" N LONGITUDE: 112°07'56" W
APPROXIMATE ELEVATION: 4239'

PROJECT DATA:

TAX ID #: 240050029
PARCEL ACREAGE: 2.38 ACRES

JOANNE HIGLEY
5600 SOUTH 6300 WEST
HOOPER CITY, UTAH

OVERVIEW:

THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR A TWO (2) LOT SUBDIVISION. GRADING WORK IS ALSO REQUIRED IN THE EXPANSION OF 5600 SOUTH & COMPLETE REPLACEMENT OF 6300 WEST. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE SOUTH AND WEST BOUNDARIES OF THE PROJECT. A CONCRETE WASHOUT AREA IS LOCATED NEAR THE SOUTHWEST CORNER OF THE PROJECT.

MAINTENANCE/RECORD-KEEPING:

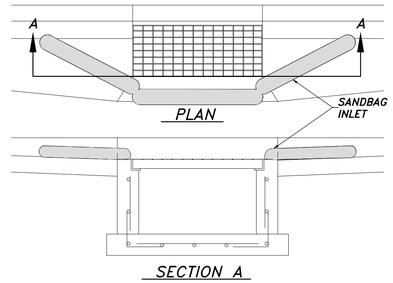
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITED BUT PARTICULARLY UNDER THE AUSPICES OF HOOPER CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY HOOPER CITY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT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

SWPPP PHASING - ORDER OF WORK:

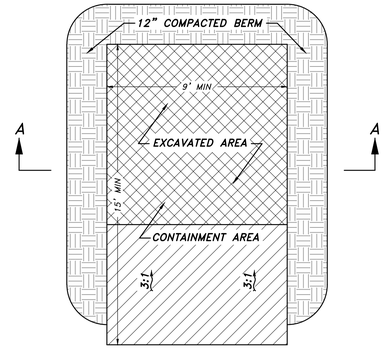
PHASE 1: CONSTRUCTION OF CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS.

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

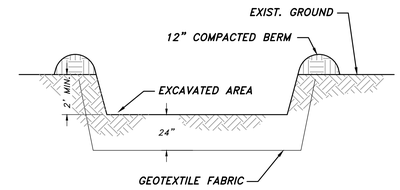
PHASE 3: UPON ASPHALTING, REMOVE WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.



CURB INLET PROTECTION DETAIL
NOT TO SCALE

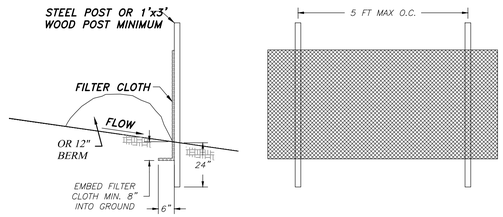


PLAN VIEW



CROSS SECTION A-A

CONCRETE WASHOUT AREA
NOT TO SCALE



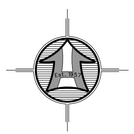
SILT FENCE DETAIL
NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

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

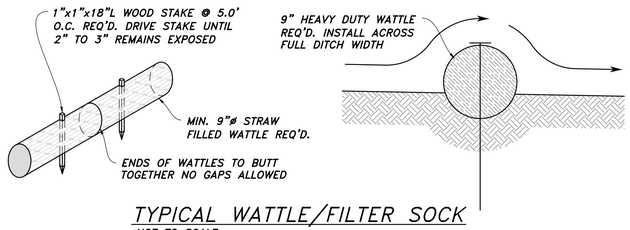
MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE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

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



LEGEND

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



TYPICAL WATTLE/FILTER SOCK
NOT TO SCALE

LABELS

(SF) - SILT FENCE OR BERM
(IP) - INLET PROTECTION
(CW) - CONCRETE WASHOUT

QUANTITIES

SILT FENCE/BERM - 654 LF
INLET PROTECTION - 3
CONCRETE WASHOUT - 1

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SWPPP FOR
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