

HOOPER CITY
CITY COUNCIL AGENDA
OCTOBER 20, 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, October 20, 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 September 15, 2022
5. Declarations of conflicts of interest or disclosures by council members
6. Action Items
 - a. Motion – Final Approval of the Funk Family Farms Subdivision (1 lot) located at approximately 4222 S 5500 W for Jesse Funk
 - b. Motion – Final Approval of the K. Roberts Subdivision (1 lot) located at approximately 4512 W 5500 S for Kyle Roberts
 - c. Motion – Preliminary approval of the Pheasant Acres Subdivision (8 lot) located at approximately 2900 S 5100 W for RCAJ Adventures LLC
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*

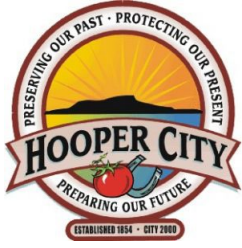
In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

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 19TH day of October, 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, SEPTEMBER 15, 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 September 15, 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
Ryan Hill
Lisa Northrop
Bryce Wilcox

COUNCIL MEMBERS EXCUSED:

Debra Marigoni

CITY STAFF & PLANNING COMMISSION PRESENT:

Tereasa Chugg – Deputy City Recorder
Briant Jacobs – City Engineer
Reed Richards – City Attorney

AUDIENCE PRESENT:

See attached list.

6:30PM WORK MEETING

1. Discussion on Agenda Items

At 6:30pm the City Council held a work meeting where agenda items were discussed. Commissioner Northrup brought up the Weber County Citizen Academy, Weber County Self Reliance Fair, and walk to school day for Country View Elementary. Commissioner Cox brought up the sink hole on the side of 5500 West. Commissioner Wilcox brought up residents concerns with the ORMOND Construction crews leaving unfinished work for the Hooper Water Improvement Project on 4200 S and 5500 W. Commissioner Hill discussed concern with Airbnbs and dual renters in single family dwellings.

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 Wilcox 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 Itemsa. Motion – Approval of Minutes dated August 4, 2022

**COUNCIL MEMBER COX MOVED TO APPROVE
THE MINUTES DATED AUGUST 4, 2022. COUNCIL
MEMBER HILL SECONDED THE MOTION. VOTING
AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
COX	AYE
HILL	AYE
NORTHRUP	AYE
WILCOX	AYE

MOTION PASSED UNANIMOUSLY.

b. Motion – Approval of Minutes dated August 16, 2022 (Special Meeting)

**COUNCIL MEMBER HILL MOVED TO APPROVE
THE MINUTES DATED AUGUST 16, 2022. COUNCIL
MEMBER WILCOX SECONDED THE MOTION.
VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
COX	AYE
HILL	AYE
NORTHRUP	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 Higley Subdivision located at approximately 5618 S 6300 W for Doug & JoAnn Higley

City Engineer Briant Jacobs explained the details of the subdivision. He commented that the road on 6300 W originally had a 99-foot right that was later shrunk down to a 66-foot right of way creating a conflict with the sewer and storm drain infrastructure. The road alignment needs to be corrected to provide drainage and protect the sewer lines. The sewer line needs to be moved to the center of the new right of way. The city will contribute to half the cost of the sewer relocation. All items were addressed by the developer. Alan & Valerie Staley, owners of lot 2, and designer Brett Cummings were available for questions.

COUNCIL MEMBER COX MOVED TO GRANT FINAL APPROVAL OF THE HIGLEY SUBDIVISION LOCATED AT APPROXIMATELY 5618 S 6300 W FOR DOUG & JOANN HIGLEY. COUNCIL MEMBER WILCOX SECONDED THE MOTION. A VOTE WAS TAKEN WITH VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
COX	AYE
HILL	AYE
NORTHRUP	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.)

There were no citizen comments made.

8. Adjournment

**AT APPROXIMATELY 7:53PM COUNCIL MEMBER NORTHRUP
MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER
WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
COX	AYE
HILL	AYE
NORTHRUP	AYE
WILCOX	AYE

MOTION PASSED UNANIMOUSLY.

Date Approved: _____

Tereasa Chugg, Deputy City Recorder

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name Funk Family Farms Zone R1 Date Submitted _____

Address of Subdivision _____ Hooper City, UT No. of Units or Lots _____

Owner Name Chad Funk Address 4260 S 5500 W Ph [REDACTED]

Fax # _____ Email Address [REDACTED]

Subdivider's Name Jesse Funk Address 4260 S 5500 W Ph [REDACTED]

Fax # _____ Email Address [REDACTED]

Name of Intended Escrow Holder _____ Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

Surveyor's Name Landmark Surveying Address _____ Ph _____

Engineer's Name _____ Address _____ Ph _____

Secondary Water Available? Y Contact _____ Ph _____

Secondary Water System in Place? _____ Type _____ Ph _____

Culinary Water Available? Y Type _____ Ph _____

Sewer Connection Available? Y Contact _____ Type _____

Septic System Appears Feasible? _____ Contact _____ Type _____

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

Access Road Above 4215' Elevation? _____ Source _____

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

Dirt lane for neighbor to access their property

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

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

Date 5/15/2022 Signature [Signature]

Office Use Only

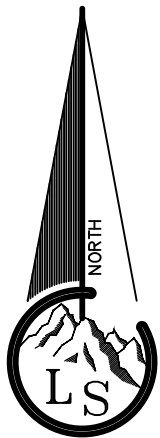
Subdivision Preliminary Fee: _____ Preliminary Approval Date: _____

Subdivision Final Fee: _____ Final Approval Date: _____

Number of Copies: _____ Envelopes: _____

FUNK FAMILY FARMS SUBDIVISION

PART OF THE NE 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HOOPER CITY, WEBER COUNTY, UTAH – JULY 2022

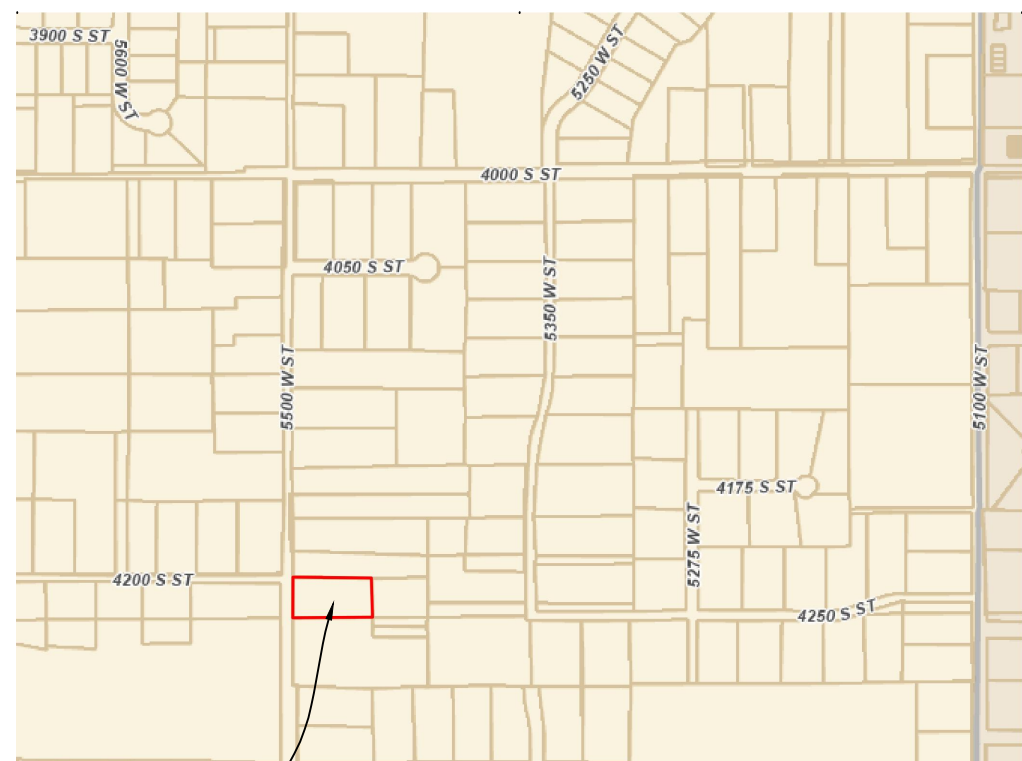


Scale ~ 1" = 30'

0 30 60

Legend

- X---X--- EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FOUND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- r RECORD DATA
- md MEASURED DATA
- ROAD/STREET DEDICATION



Project Location

VICINITY MAP

NTS

GENERAL NOTES:

- Many areas in Hooper City have ground water problems due to a seasonally high (fluctuating) water table. There are also areas where soil conditions may warrant additional construction measures. Approval of this plat does not constitute a 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 owner.
- Basements (lowest floor slab lower than existing adjacent grade) are not permitted unless, per City ordinance, a public land drain system is available to connect a footing drain into with a gravity land drain lateral.

HOOPER CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with the information on file in this office.

Signature: Hooper City Engineer Date

HOOPER CITY ATTORNEY

Approved as to form by the Hooper City Attorney this _____ day of _____, 20____.

Signature

HOOPER CITY MAYOR ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the City of Hooper, Weber County, Utah this _____ day of _____, 20____.

Mayor, Hooper City

Attest: City Recorder

HOOPER IRRIGATION COMPANY

This plat has been approved by the Hooper Irrigation Company this _____ day of _____, 20____.

Signature

HOOPER WATER IMPROVEMENT DISTRICT

This plat has been approved by the Hooper Water Improvement District this _____ day of _____, 20____.

Signature

This Plat is the Intellectual Property of Landmark Surveying, Inc. all legal rights are reserved.

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and streets as shown or noted hereon and name said tract FUNK FAMILY FARMS SUBDIVISION: (As used herein the term Hooper City is the same as defined in UCA 67-1a-6.5)

We hereby dedicate a right-of-way to the Hooper City designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Hooper City.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the Hooper City, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Hooper City, with no buildings or structures being erected within such easements without written authorization of the Hooper City.

We hereby grant and dedicate unto ourselves, grantee(s), successor(s), and assign(s) of each lot upon which private land drains (PLDE) are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation of said private land drains. We also hereby reserve unto ourselves, grantee(s), successor(s) and assign(s) said land drain easement across the public street dedication as shown and noted hereon.

We hereby grant and dedicate unto ourselves, grantee(s), successor(s), and assign(s) of the "Remainder Parcel" as shown, a 16.5 foot and a 30 foot Ingress and Egress Right-of-Way for the purpose of access to said parcel.

Individual Acknowledgement

CHAD J FUNK JULIE A FUNK

STATE OF UTAH)

COUNTY OF WEBER) SS

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, having commission number _____ witness my hand and official seal.

Notary Signature:

My Commission Expires:

(print name below signature):

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 7, Township 5 North, Range 2 West, Salt Lake Base and Meridian, described as follows: Beginning at a point which is 1592.58 feet South 0°14'28" West from the North Quarter of said Section 7; and running thence South 89°45'32" East 335.53 feet; thence South 0°43'07" West 150.00 feet; thence North 89°45'32" West 334.28 feet; thence North 0°14'28" East 149.99 feet to the point of beginning.

Contains 50,234 s.f.

NARRATIVE

The purpose of this survey is to create a 1 lot subdivision

Documents used to aide in this survey:

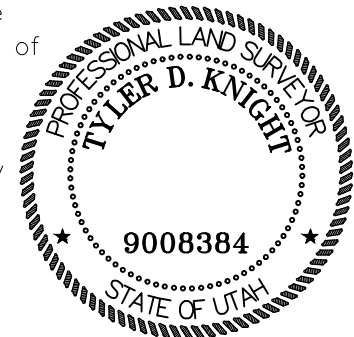
- Weber County Tax Plot 08-043.
- Deeds of record as found in the Weber County Records Office for subject and adjacent parcels.
- Plots of Record #50-066 Stargaze Estates No.1
- Record of Survey's: #2921, #3014.

Centerline of 5500 West Street was established by observed evidence of the asphalt road and fence lines. New West right-of-way line for 5500 West Street was provided by the City. Record descriptions were rotated and adjusted to fit existing evidences.

Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed.



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
DEVELOPER: CHAD FUNK Address: 4206 S. 5500 W. HOOPER UT, 84315		1	
NE 1/4 of Section 7, Township 5 North, Range 2 West, Salt Lake Base and Meridian.		Subdivision	
Revisions		DRAWN BY: TK CHECKED BY: TK DATE: 11/18/2021 PROJ: 4262	
Signature		By Deputy: _____ Fee paid	

Weber County Recorder

Entry no. _____

Filed for record and recorded

_____ day of _____, 20____.

at _____

in book _____ of official records,

on page _____

County Recorder: Leann H Kilts

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name K. ROBERTS 548 Zone R2 Date Submitted 11-16-21

Address of Subdivision 4512 W 5500 S Hooper City, UT No. of Units or Lots 2

Owner Name KLR LLC
KYLE ROBERTS Address 4512 W 5500 S Hooper Ph [REDACTED]

Fax # _____

Email Address [REDACTED]

Subdivider's Name KYLE ROBERTS Address 4512 W 5500 S Hooper

Fax # _____

Email Address _____

Name of Intended Escrow Holder _____ Address _____

Contact Name _____ Ph _____ Fax # _____ Email _____

Surveyor's Name GREAT BASIN Address 5746 S. 1425 E. Ogden Ph [REDACTED]

Engineer's Name " Address _____ Ph _____

Secondary Water Available? YES Contact _____ Ph _____

Secondary Water System in Place? YES Type _____ Ph _____

Culinary Water Available? YES Type _____ Ph _____

Sewer Connection Available? YES Contact _____ Type _____

Septic System Appears Feasible? NA Contact _____ Type _____

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

Access Road Above 4215' Elevation? YES Source GREAT BASIN SURVEY

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

EASEMENT HOOPER CITY SEWER AND STORM DRAIN.

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

REMNANT OF PASTURE SUBDIVIDED IN THE PAST BY
DOUG HAMBLIN

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

Date _____

Signature _____

Office Use Only

Subdivision Preliminary Fee: _____

Preliminary Approval Date: _____

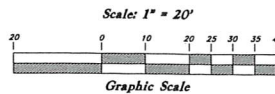
Subdivision Final Fee: _____

Final Approval Date: _____

Number of Copies: _____ Envelopes: _____

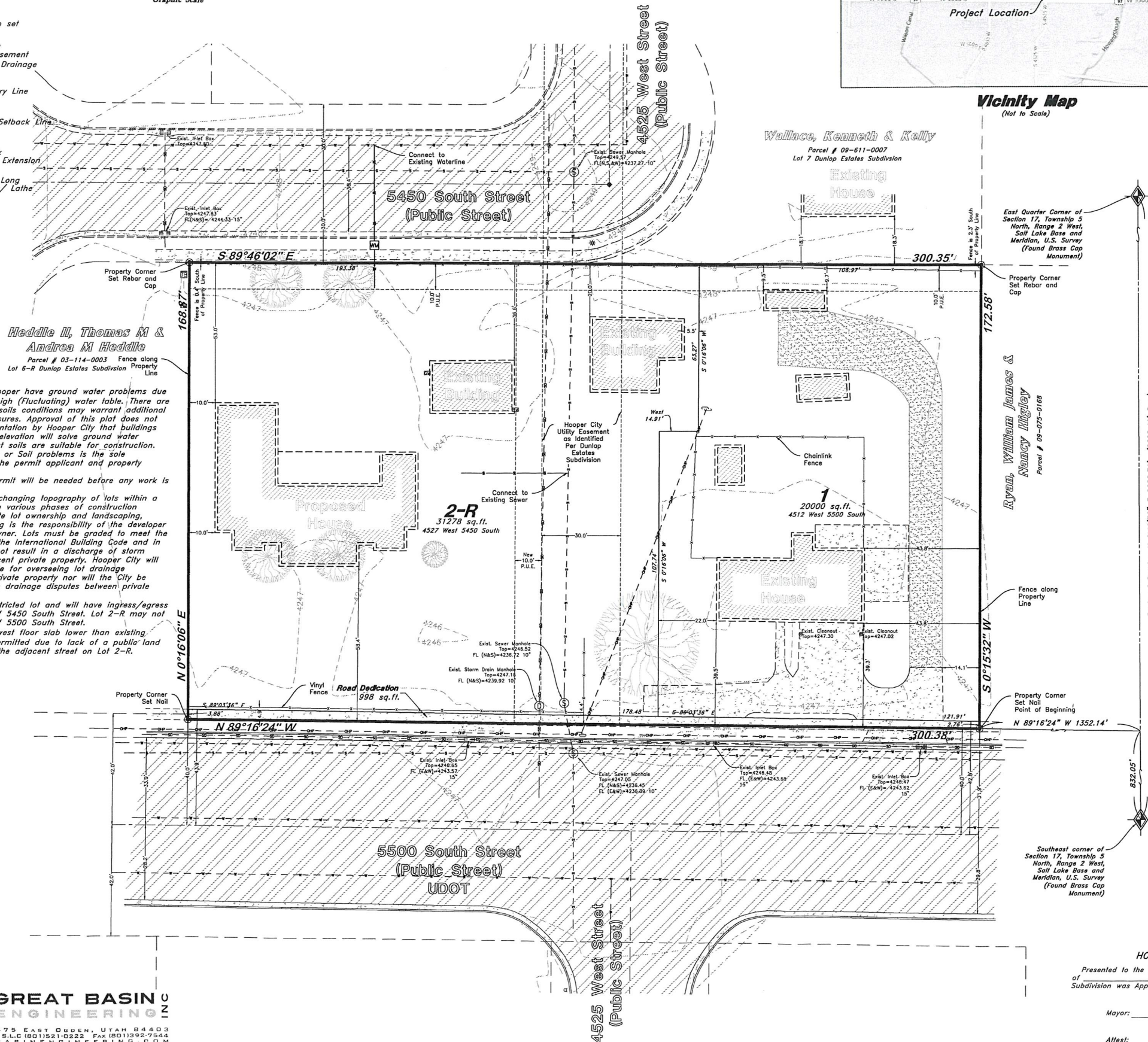
K. Robert's Subdivision

A part of the Southeast Quarter of Section 17, T5N, R2W, SLB&M, U.S. Survey
Hooper City, Weber County, Utah
June 2022

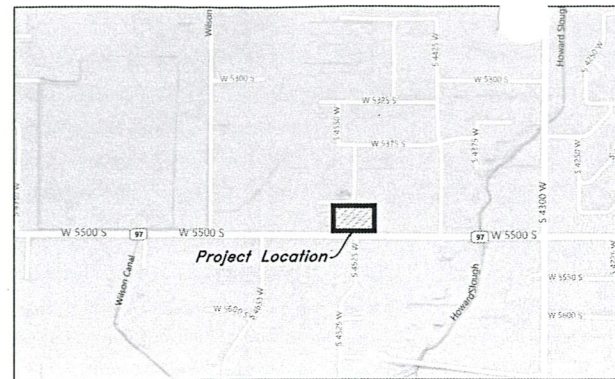


Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Existing Boundary Line
- Easement Line
- Center Line
- Buildable Area Setback Line
- Property Line
- Boundary Line
- Set Hub & Tack
- Nail in Curb & Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lath



- Notes:
- Many Areas in Hooper have ground water problems due to a seasonally high (Fluctuating) water table. There are also areas where soils 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.
 - An excavation permit will be needed before any work is started on Lot 2.
 - 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.
 - Lot 2-R is a restricted lot and will have ingress/egress access by way of 5450 South Street. Lot 2-R may not access by way of 5500 South Street.
 - No basement (lowest floor slab lower than existing grade) will be permitted due to lack of a public land drain system in the adjacent street on Lot 2-R.



Vicinity Map

(Not to Scale)

Wallace, Kenneth & Kelly
Parcel # 09-611-0007
Lot 7 Dunlop Estates Subdivision

East Quarter Corner of
Section 17, Township 5
North, Range 2 West,
Salt Lake Base and
Meridian, U.S. Survey
(Found Brass Cap
Monument)

Ryan, William James &
Nancy Higley
Parcel # 09-075-0168

Basis of Bearing N 0°40'56" E 2628.31' (2628.41' Rec.)

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 5242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of K. Roberts Subdivision in Hooper City, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this _____ day of _____, 2022.

6242920
License No.

Andy Hubbard

DESCRIPTION

Part of the Southeast Quarter of Section 17, Township 5 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the intersection of the North right of way line of 5500 South Street and a fence line extended, said point being 832.05 feet North 0°40'36" East along the Section line and 1352.14 feet North 89°16'24" West from the Southeast Corner of said Section 17 and running thence along said right of way line North 89°16'24" West 300.38 feet to a Easterly line of Dunlop Estates Subdivision; thence along said Subdivision the following two (2) courses; (1) North 0°16'06" East 172.75 feet; (2) South 89°46'02" East 300.35 feet to an existing fence line; thence along said fence line South 0°15'32" West 175.34 feet to the point of beginning.
Contains 52,276 Sqft.

NARRATIVE

This Subdivision Plat was requested by Mr. Kyle Roberts for the purpose of creating two (2) Residential Lots.

A Line between the monuments found marking the Southeast corner and the East Quarter of Section 17, Township 5 North, Range 2 West with a bearing of North 0°40'36" East was used as the Basis of Bearings for this Plat.

The portion being dedicated as right-of-way to Utah Department of Transportation runs along the back of the existing sidewalk.

Property Corners were monumented as depicted on this Plat.

OWNER'S DEDICATION

The undersigned owner of the hereon described tract of land, do hereby set apart and subdivide the same tract into lots, parcels and streets as shown on this plat, and name said tract of land K. Roberts Subdivision and hereby dedicate, grant and convey to Utah Department of Transportation all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and do also dedicate to Hooper City, Weber County, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Hooper City.

Signed this _____ day of _____, 20____.

- KLR, LLC -

Kyle L. Roberts - Manager

ACKNOWLEDGMENT

County of _____
State of Utah }

The foregoing Instrument was acknowledged before me this _____ day of _____, 20____ by _____, Kyle L. Roberts - Manager.

Residing At: _____
A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____
Print Name

HOOPER CITY ENGINEER

I hereby certify that this Office has Examined this plat and it is correct in accordance with information on file in this Office.
Signed this _____ day of _____, 20____.

HOOPER CITY ATTORNEY

Approved as to form by the Hooper City Attorney on this _____ day of _____, 20____.

Signature

Signature

HOOPER CITY MAYOR

Presented to the Hooper City Mayor this _____ day of _____, 20____, at which time this Subdivision was Approved and Accepted

Mayor: _____

Attest: _____

HOOPER WATER IMPROVEMENT DISTRICT

Approved this _____ day of _____, 20____, by the Hooper Water Improvement District.

Signature

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name PHOENIX ACRES Zone R-1 Date Submitted 4/14/22

Address of Subdivision 2900 S. 5100 W. Hooper City, UT No. of Units or Lots 8

Owner Name RCAT Adventures LLC Address 4872 S. 5300 W. 84315 Ph [REDACTED]

Fax # — Email Address [REDACTED]

Subdivider's Name PAT BURNS Address 1407 N. MAIN RD 84404 Ph [REDACTED]

Fax # — Email Address [REDACTED]

Name of Intended Escrow Holder MIC 4, LC Address —

Contact Name NATHAN COOMBS Ph [REDACTED] Fax # — Email [REDACTED]

Surveyor's Name GREAT BASIN Address 5746 S. 1475 E. #200 Ogden, UT 84403 Ph [REDACTED]

Engineer's Name GREAT BASIN Address — Ph —

OK 13 mca
Secondary Water Available? Yes Contact Hooper Irrigation Ph [REDACTED]

REWORKING
Secondary Water System in Place? Y Type Pressurized Ph —

OK 20 mca
Culinary Water Available? Yes Type Pressurized Ph [REDACTED] *Taylor West Weber*

Sewer Connection Available? XXX Contact — Type — *(concept conf.)*

Septic System Appears Feasible? XXX Contact — Type —

Is Property in a Flood Hazard Area? Yes Flood Zone A Lowest Elevation 4545

Access Road Above 4215' Elevation? 4551 Source ON X HUNT - MAPS

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

None.

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

Emerson Ranch Agr. Subdivision ~ 2014. 7.21 & 15.65 Acres.
APN: 15525002, - 15525001

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

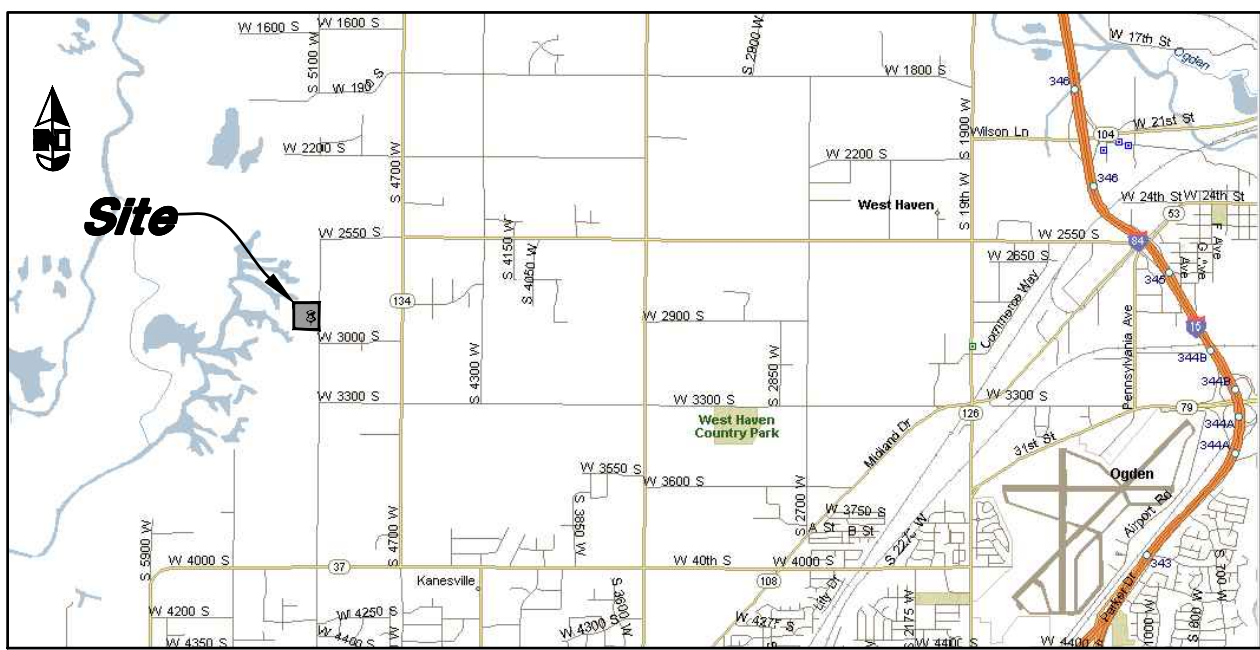
Date 4/14/22 4/18/22 Signature [Signature] Developer owner

Office Use Only

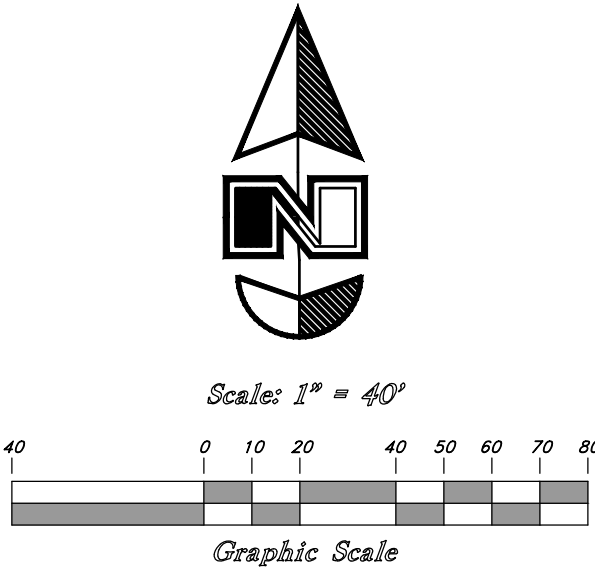
Subdivision Preliminary Fee: — Preliminary Approval Date: —

Subdivision Final Fee: — Final Approval Date: —

Number of Copies: — Envelopes: —



VICINITY MAP
Not to Scale



Pheasant Acres Subdivision

A part of the South Half of Section 31, T6N , R2W, SLB&M, U.S. Survey
Hooper City, Weber County, Utah
August 2022

Steven C. & Natalie J Avis

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	53°07'48"	15.00'	13.91'	N 64°43'45" E	13.42'
C2	143°07'48"	60.00'	149.89'	S 70°16'15" E	113.84'
C3	143°07'48"	60.00'	149.89'	S 72°51'33" W	113.84'
C4	53°07'48"	15.00'	13.91'	N 62°08'27" W	13.42'

Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Pathway
- Easement
- Buildable area
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

TAYLOR-WEST WEBER WATER DISTRICT

Approved this _____ day of _____, 2022, by the Taylor-West Weber Water District.

Signature

HOOPER IRRIGATION COMPANY

Approved this _____ day of _____, 2022, By The Hooper Irrigation Company.

Hooper Irrigation Company

HOOPER CITY ENGINEER

I hereby certify that this office has examined this Plat and it is correct in accordance with information on file in this office

Hooper City Engineer

Date

HOOPER CITY MAYOR

Presented to the Hooper City Mayor this _____ day of _____, 2022, at which time this Subdivision was Approved and Accepted.

By:

Mayor

Attest:

City Recorder

HOOPER CITY ATTORNEY

Approved this _____ day of _____, 2022, By the Hooper City Attorney.

Signature



SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Pheasant Acres Subdivision in Hooper City, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this _____ day of _____, 2022.

6242920
License No.

Andy Hubbard

Favero Farms
L C 1/2 ETAL

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into Lots, and Public Streets as shown on the plat and name said tract Pheasant Acres Subdivision and also do grant and dedicate to Hooper City a perpetual right and easement over, upon and under the lands designated hereon as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. We also dedicate and grant to Hooper City all these parts or portions of said tract designated as public pathways, the sum to be used for pedestrian trails and public use as may be authorized by Weber County

Signed this _____ Day of _____, 2022.

- Lync Construction, LLC -

Pat Burns - Owner

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____ Pat Burns - Lync Construction LLC _____.

Residing At: _____ Print Name
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____

NARRATIVE

This Subdivision Plat was requested by Mr. Pat Burns for the purpose of subdividing said parcel into Eight (8) residential lots.

A Line between Monuments in the Southeast Corner and Northeast Corner of Section 31 with a line bearing North 01°00'31" East was used as the Basis of Bearings for this Subdivision Plat.

Property Corners are Monumented as depicted on this survey.
For more information see Record of Survey Entry No _____.

DESCRIPTION

A part of Section 31, Township 6 North, Range 2 West, Salt Lake Base & Meridian U.S. Survey

Beginning at a point 1977.30 feet North 01°00'42" East along the Section Line and 33.00 feet North 88°59'20" West from the Southeast Corner of Section 31, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah. Running thence North 86°51'37" West 604.88 feet; thence North 89°41'39" West 17.85 feet; thence North 01°26'27" East 625.16 feet; thence North 89°57'52" East 617.74 feet to the Westerly Right-of-Way Line of 5100 West Street; following said Right-of-Way South 01°00'42" West a distance of 658.68 feet to the Point of Beginning.

Contains 9.13 Acres ±

NOTES

- A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
- No basements will be permitted on any of the lots.
- 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 application 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.

Sheet 1 of 1

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID
FILED FOR RECORD AND
RECORDED _____, AT
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR

WEBER COUNTY RECORDER

BY: _____ DEPUTY

NOT FOR RECORDING

Southeast Corner of Section 31 T6N, R2W, SLB&M U.S. Survey, Found Weber Co. Brass Cap Monument

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard, PLS
AndyH@greatbasineg.com
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Lync Construction, LLC
1401 North Mountain Road
Ogden, Utah
(801) 710-2234