



HOOPER CITY
PLANNING COMMISSION AGENDA
JANUARY 9, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, January 9, 2024, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00pm

1. Discussion on Agenda Items
2. Conditional Use Permit process

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
 - a. Motion – Approval of Minutes dated December 12, 2024
4. Action Items
 - a. Motion- Appointment of 2025 Planning Commission Chairperson
 - b. Motion- Appointment of 2025 Planning Commission Vice- Chairperson
 - c. Motion- Confirm time and place of regularly scheduled Planning Commission meetings for the year 2025.
 - d. Conditional Use Permit Request for Tanner Schmidt for an oversized structure totaling 3,720 sq ft located at 5335 W 5500 S
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - e. Conditional Use Permit Request for Jacob Johnson for an oversized structure totaling 3,200 sq ft located at 5604 S 6800 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - f. Discussion / Motion- Allowed uses and Fines
5. 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.*)
6. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

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 has been posted at the Hooper City Civic Center; the Utah Public Meeting Notice website; and hoopercity.com on or before January 9, 2025



HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, DECEMBER 12, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:00pm and their regular meeting at 7pm on December 12, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS' PRESENT:

Amanda Prince- Chair
Sheldon Greener
Bryce Widdison
Blake Cevering

COMMISSION MEMBERS EXCUSED:

Jessica Smith

CITY STAFF & CITY COUNCIL PRESENT:

Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
Brandon Richards – City Attorney
Lietenant Lavelly- Weber County Sheriff

AUDIENCE PRESENT:

See attached list

6:00PM WORK MEETING

1. Discussion on Agenda Items

The Planning Commission held a work session where agenda items were discussed and the Planning Commission policy and procedures that Amanda Prince brought was read out loud by Amanda Prince.

7:00PM REGULAR MEETING

1. Meeting Called to Order

At 7:00pm Commissioner Prince called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Commissioner Cevering led in the Pledge of Allegiance.

b. Reverence

Commissioner Widdison offered reverence.

3. Consent Items

- a. Motion – Approval of Minutes dated November 14, 2024
No changes.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 14, 2024, WITH NO CHANGES. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
PRINCE	AYE
WIDDISON	AYE
CEVERING	AYE
MOTION PASSED.	

4. Action Items

- a. Conditional Use Permit Request for JayDee and Angie Morrell for an oversized structure totaling 2,158 sq. ft. and an accessory dwelling unit totaling 953 sq. ft. located at 5183 S. 4950 W.

Malcolm Jenkins, the city planner, explained the plans without a screen presentation due to technical problems. Malcolm explained to the Planning Commission that they could find the plans and pictures in their packets.

Planning Commissioner Amanda Prince requested that they fill out the updated Conditional Use Permit and fill out the Additional Dwelling Unit form as well.

The Planning Commission and the City Planner discussed the plans for JayDee and Angie Morrell.

Angie Morrell- Hooper Resident
Explained their plans and answered any questions the Planning Commission had. Angie clarified there will be no business conducted out of structure. Angie is working with Weber-Morgan Health with the septic system. Total sq. ft. on the structure is 2,158

No Public Comment.

COMMISSIONER WIDDISON MOTIONED TO APPROVED THE CONDITIONAL USE PERMIT REQUEST FOR JAYDEE AND ANGIE MORRELL FOR AN OVERSIZED STRUCTURE TOTALING 2,158 SQ. FT. AND AN ACCESSORY DWELLING UNIT TOTALING 953 SQ. FT. WITH A HEIGHT OF 18 FT. LOCATED AT 5183 S 4950 W. WITH CONDITIONS THAT THE APPLICATIONS FOR THE ADDITIONAL DWELLING UNIT AND CONDITIONAL USE PERMIT BE UPDATED TO THE NEWEST FORMS.

COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
PRINCE	AYE
WIDDISON	AYE
CEVERING	AYE

MOTION PASSED.

- b. Conditional Use Permit Request for Brandon Miles for an oversized structure totaling 2,800 sq. ft. and an accessory dwelling unit totaling 456 sq. ft. located at 5453 W 4550 S.

The City Planner Malcolm Jenkins presented the plans with the plans on display for the Planning Commission.

Discussion between Planner Jenkins and Commissioners answering any questions. Commissioner Prince questioned if a kitchenette counted as a kitchen. The city attorney Brandon Richards confirmed that the kitchenette counts as a kitchen.

Brandon Miles - Hooper Resident

Brandon and Planning Commissioners clear up plan details with storage, pool house, access to building, additional dwelling unit and sq. ft. Brandon verified there will be no business conducted out of the structure. Commissioner Prince verified that Brandon Miles would need to fill out both the updated conditional use permit and the additional dwelling unit forms and the max height of entire structure is 24 ft. 10 and 5/8 inches.

No Public Comment.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR BRANDON MILES FOR AN OVERSIZED STRUCTURE TOTALING 2,800 SQ. FT. AND AN ADDITIONAL DWELLING UNIT TOTALING 456 SQ. FT. LOCATED AT 5453 W 4550 S WITH CONDITIONS THAT BRANDON MILES FILLS OUT THE CORRECT CONDITIONAL USE PERMIT AND ADDITIONAL DWELLING UNIT FORMS. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
GREENER	AYE
CEVERING	AYE
MOTION PASSED.	

- c. Conditional Use Permit Request for Ken Norman for an oversized structure totaling 2,400 sq. ft. located at 5540 W 3700 S.

The City Planner Malcolm Jenkins presented the plans with the plot map on display. The Planning Commission and Planner Jenkins talked about whether the home is being built at the same time as the shop.

Ken Norman – Roy Resident – Soon to be Hooper Resident
 Ken Norman described his plans with printed pictures of how far his home is built thus far. Ken states that his plan is to build the home and barn at the same time. Ken states that the electricity will be installed in the barn later after yard and fence is done.

No Public Comment.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT REQUEST FOR KEN NORMAN FOR AN OVERSIZED STRUCTURE TOTALING 2,400 SQ. FT. LOCATED AT 5540 W 3700 S. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
GREENER	AYE

**CEVERING
MOTION PASSED.**

AYE

- d. Discussion/Motion: Review conditions set on Drug and Alcohol rehab center.

Malcolm Jenkins the city planner pulled up emails with the conditions listed on display.

Matt Lowe – Holiday, Utah

Matt Lowe states he was not at the last meeting and does not agree to the conditions attached to the conditional use permit. Matt Lowe read aloud all the conditions that he does not agree with.

Commissioner Greener asked what the reasoning was by disagreeing when the representative agreed to the conditions placed at the prior meeting.

Matt Lowe stated that he feels like he is being set up to fail and that his representative did not agree to them. Matt also states that he will not comply with the conditions.

Commissioner Prince ensures Matt Lowe that The Planning Commission is not setting anyone up to fail. Commissioner Prince stated that they can appeal with the city council. Matt Lowe and The City Council had a discussion regarding the reasoning for attaching the conditions and explaining them. The Planning Commission and the City Attorney have discussion regarding the motion.

Matt Lowe stated he needs an appeal.

COMMISSIONER GREENER MOTIONED TO DENY THE REVIEW OF THE CONDITIONS PLACED ON THE DRUG AND ALCOHOL REHAB CENTER. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
GREENER	AYE
CEVERING	AYE

MOTION DENIED.

- e. Motion- Request to open the General Plan from Torghele Hooper LLC; Representative-Village Development.

Malcolm Jenkins the city planner presented the plans with a map display.

Matt Lowe- Holiday, Utah

Mat Lowe explained their plans with the map and the reasoning behind wanting to open the general plan. Matt Lowe explained the plot map with half acre lots they want the general plan opened so they can get a rezone for 105 houses. The Planning Commission and Matt Lowe discuss different options with city amenities.

The Planning Commission discussed opening the general plan. Commissioner Prince states that there needs to be a substantial benefit to the city to get the general plan to open.

Garth Hubbard – Hooper Resident

Garth Hubbard came up to the mic to answer questions from Commissioner Cevering regarding his subdivision lot size.

The Planning Commission had a discussion regarding opening the general plan with suggestions to give a retirement community or change to ¾ acre lots.

COMMISSIONER GREENER MOTIONED TO DENY THE REQUEST TO OPEN THE GENERAL PLAN FOR THE TORGHELE HOOPER LLC. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
GREENER	AYE
CEVERING	NAY

MOTION DENIED.

f. Motion- Approval of recommendation on changes of Title X.

Discussion between Planning Commission, The City Planner Malcolm Jenkins, and The City Attorney Richards regarding changes made to Title X.

COMMISSIONER CEVERING MOTIONED TO APPROVE THE CHANGES MADE TO TITLE X WITH THE CHANGES MENTIONED. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
GREENER	AYE
CEVERING	AYE

MOTION PASSED.

5. 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.)

Stacie Grieco - Hooper Resident

Stacie questioned why when her husband asked for an appeal, they were not approved to be on the agenda but Mr. Lowe did.

The Planning Commission explained to Stacie that they are aware of the situation and explained the process.

6. Adjournment

AT APPROXIMATELY 8:37 PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WIDDISON SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COMMISSIONER:</u>	<u>VOTE:</u>
WIDDISON	AYE
GREENER	AYE
CEVERING	AYE

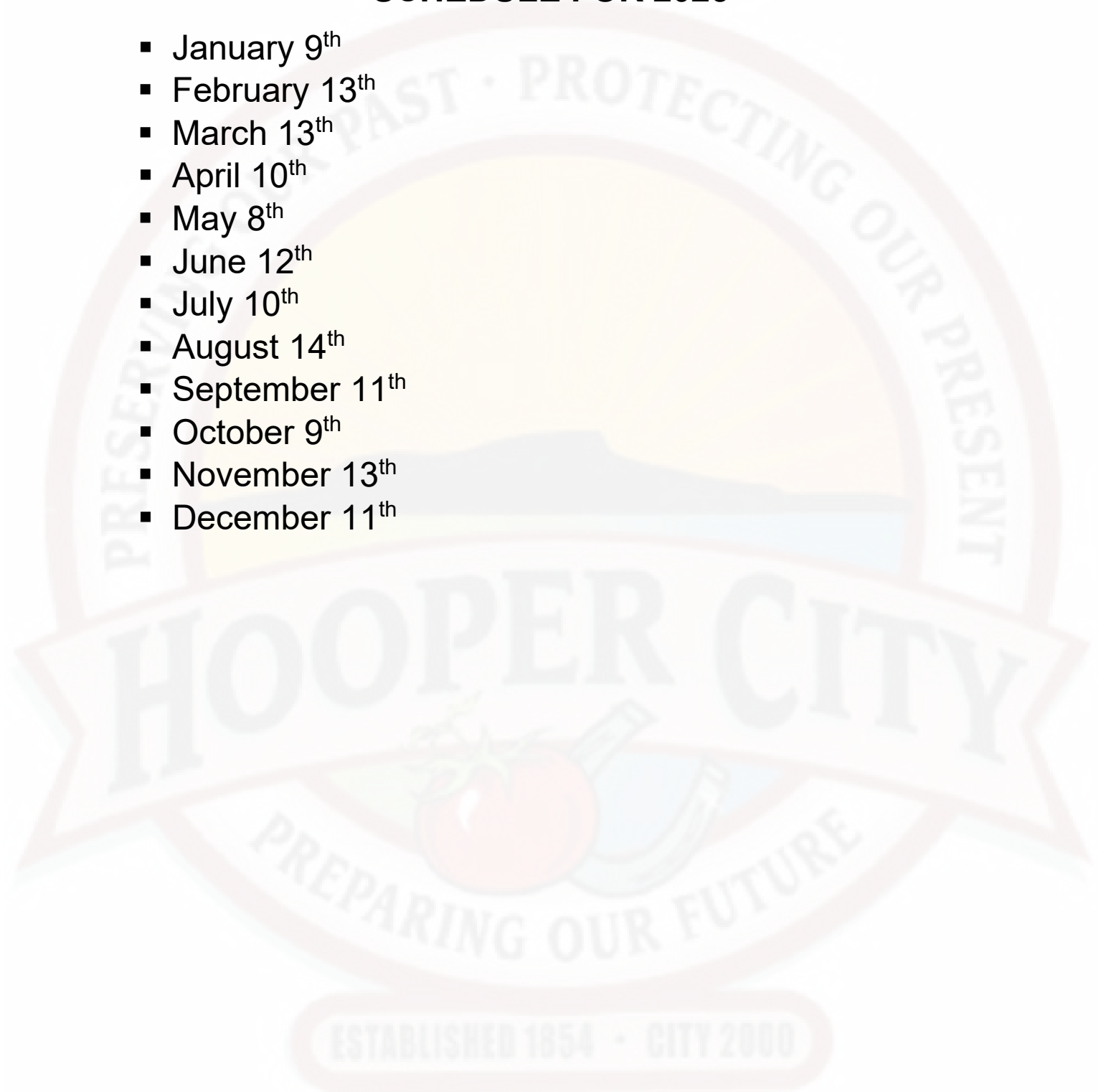
MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

HOOPER CITY PLANNING COMMISSION MEETING SCHEDULE FOR 2025

- January 9th
- February 13th
- March 13th
- April 10th
- May 8th
- June 12th
- July 10th
- August 14th
- September 11th
- October 9th
- November 13th
- December 11th



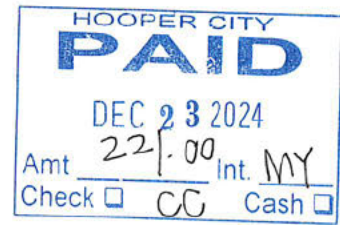
Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 801-732-1064

21 Notices
 Fee: \$200.00
Date Submitted 12/23/24

Conditional Use Permit: Oversized Structure

Print Applicant Name: Tanner Schmidt
Address: 5335 W 5500 S
Phone #: [REDACTED]
Day Time Phone #: [REDACTED] 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 5 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 5 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



Total Sq. footage of Structure: 3,000 3,720
Height of Structure: 24' - 11 3/8

- What will the structure be used for? Storage
 - Will any plumbing be installed in the structure? Yes X No _____ No sewer
 - Will any electricity be installed in the structure? Yes X No _____
 - 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: The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.00 for every notice that is sent out.

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 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.

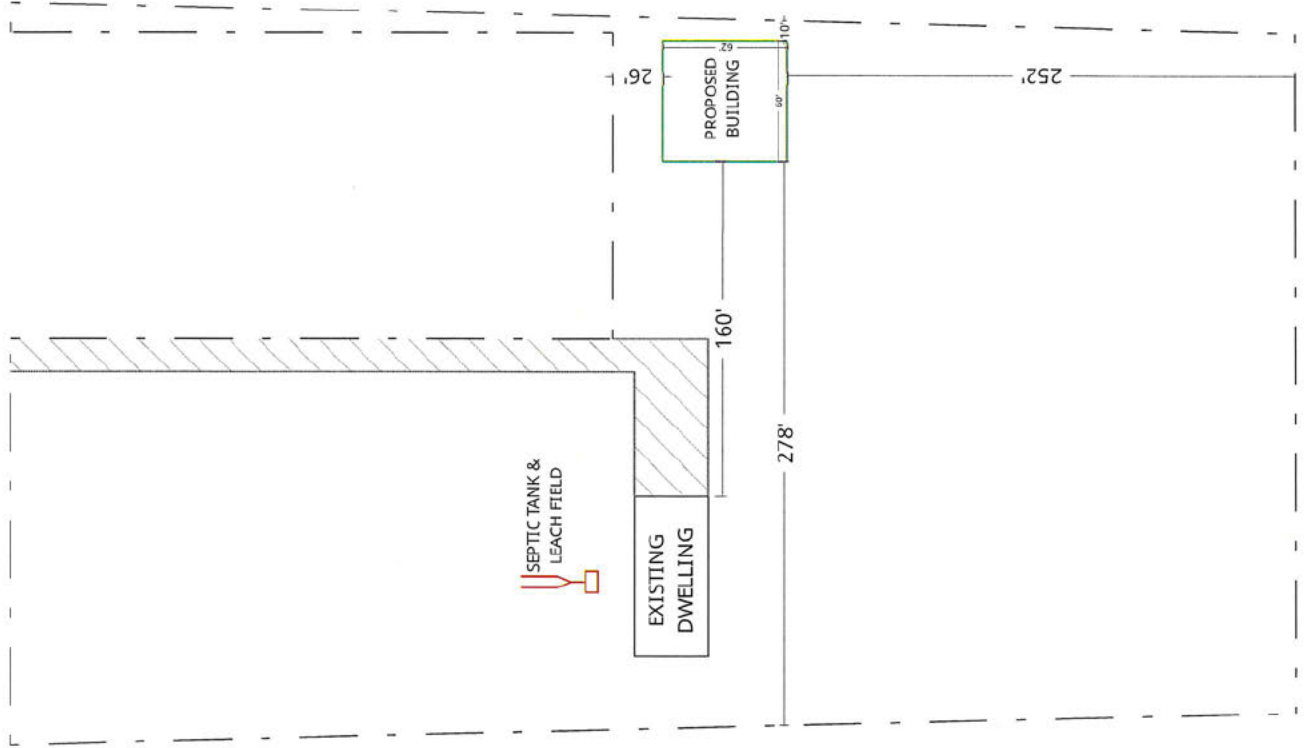
Signature: [Signature] Date: 12-23-2024

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.

5500 SOUTH STREET



TANNER SCHMIDT
5335 W 5500 S HOOPER UT 84315
PARCEL: 09-078-0066

CONTRACTOR
ROPER BUILDINGS
LIC: 5988440-5501
PH: 801-689-3630



150'
SCALE

Notes:

1. Drainage to be maintained on lot or taken to an approved drainage source.
2. Material will be dropped on site without disruption to traffic.
3. A portable toilet, dumpster and concrete washout will be on site during construction.

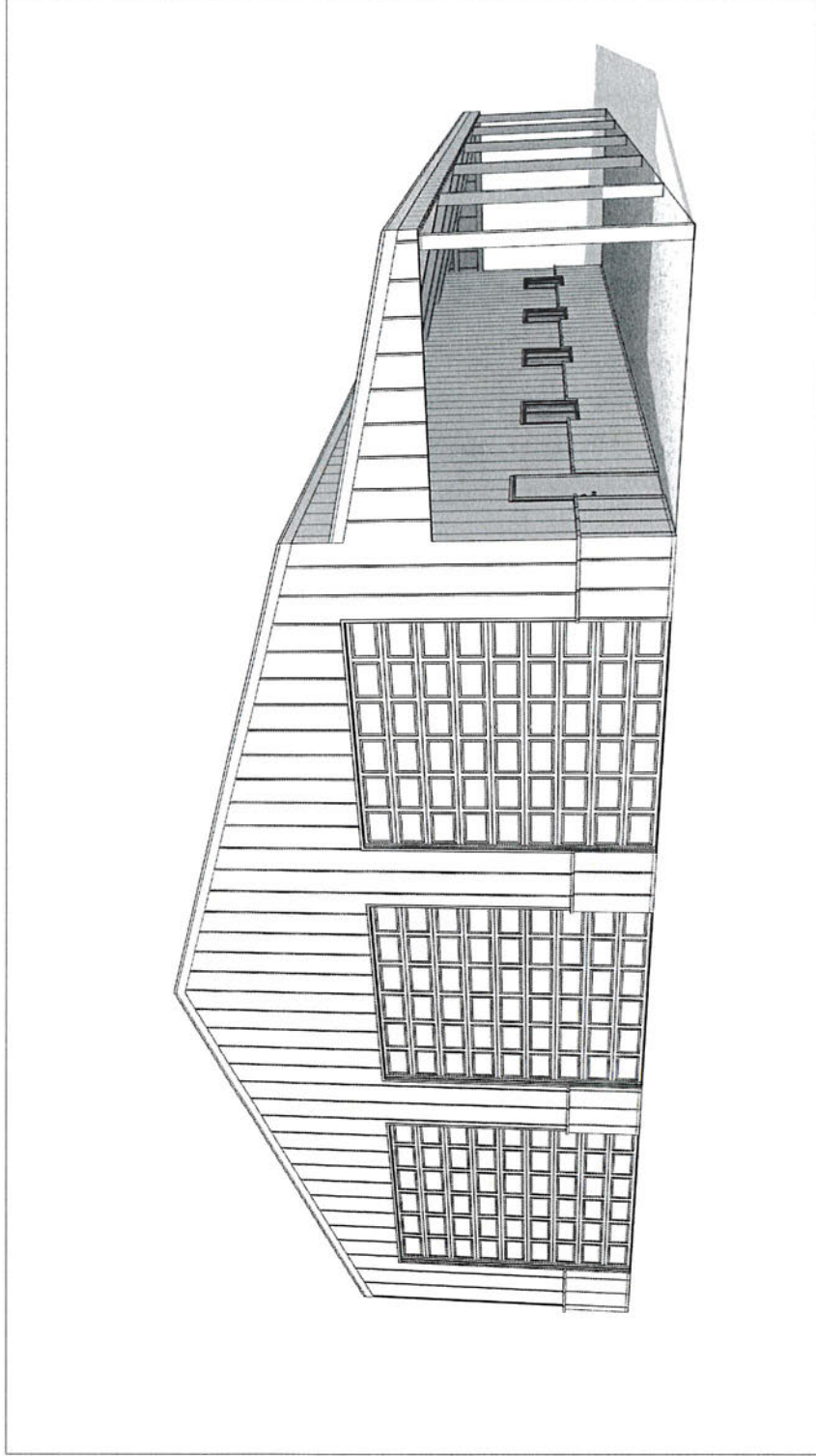
ROPER BUILDINGS

TANNER SCHMIDT BUILDING

DATE:
12/18/2024

DRAWING INDEX

A0	Title Page
A1	Foundation Plan
A2	First Floor Plan
A5	Elevations



GENERAL INFO.

GIRTS: STANDARD
CLEAR HEIGHT: 15' - 0"
4" CONCRETE BY CLIENT

BUILDING INFORMATION

USAGE:
Residential Accessory

SITE INFORMATION:
ADDRESS:
5335 W. 5500 S.
Hooper, UT 84315

BUILDING INFORMATION:
DIMENSIONS: 50' x 60' = 3,000 ft²
LEAN DIMENSIONS: 12' x 60' = 720 ft²
TOTAL SQUARE FOOTAGE: 3,720 ft²

CONTACT

ROPER BUILDINGS /
DMLP RESOURCES
PHONE: (801) 689-3630

ROPER BUILDINGS /
DMLP RESOURCES /
(801) 689-3630

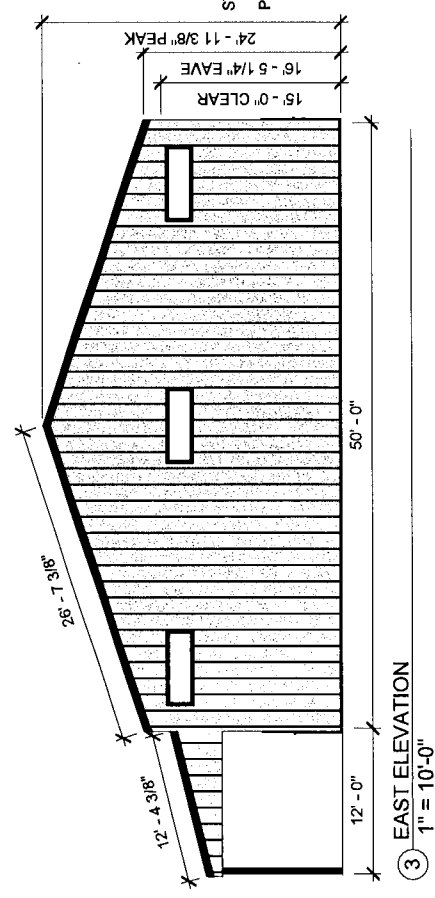
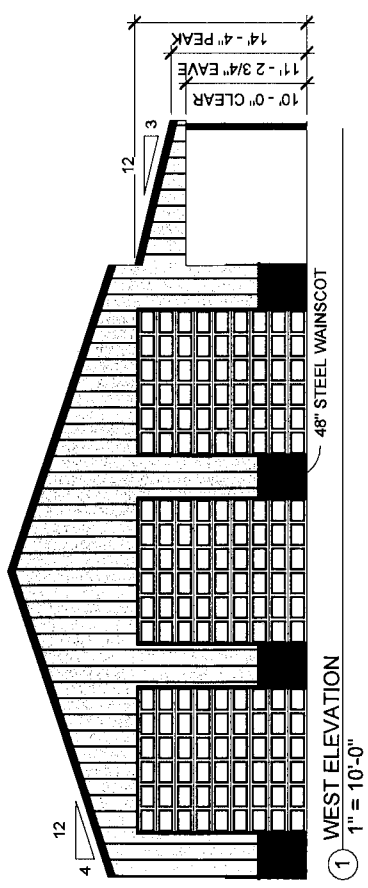
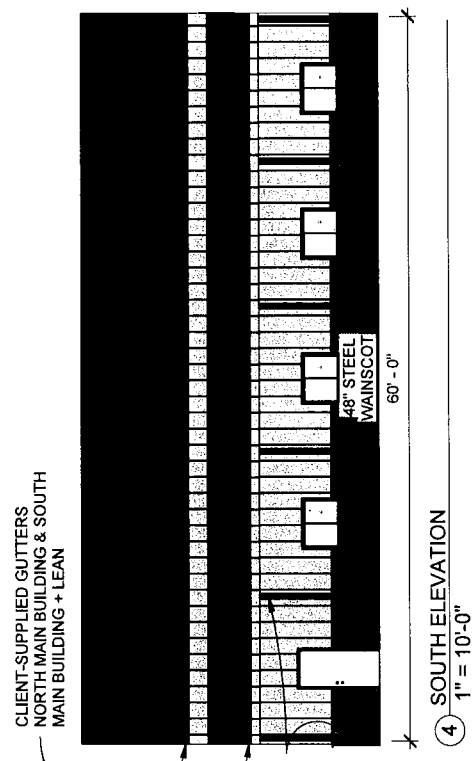
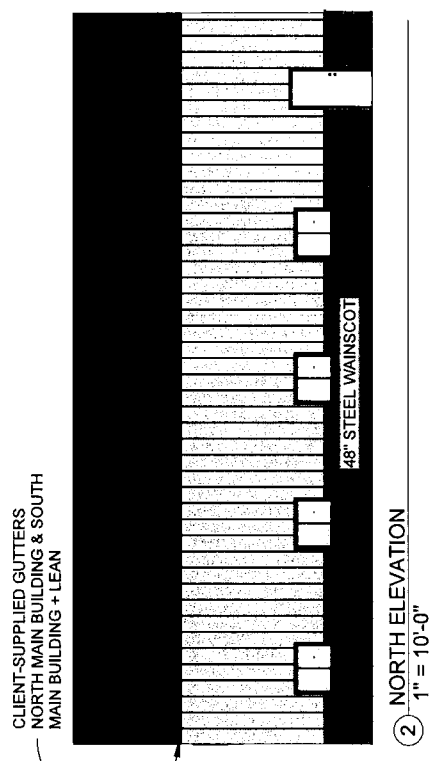
5335 W. 5500 S.
Hooper, UT 84315

TANNER SCHMIDT BUILDING

Scale: 1" = 10'-0"
Drawn by: JDJ
Job: SCHMIDT
Sheet Size: B
17" x 11"

Elevations

A5



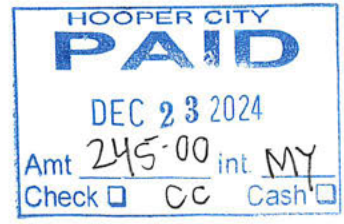
Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 801-732-1064

15 Notices
Fee: \$200.00
Date Submitted 12/23/24

Conditional Use Permit: Oversized Structure

Print Applicant Name: Jacob Johnson
Address: 5604 S. 10800 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 5 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 5 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



Total Sq. footage of Structure: 3200
Height of Structure: 22'

- 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 _____
- 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: _____
❖ The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.00 for every notice that is sent out.

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 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: Jacob Johnson Date: 12 Dec 2024

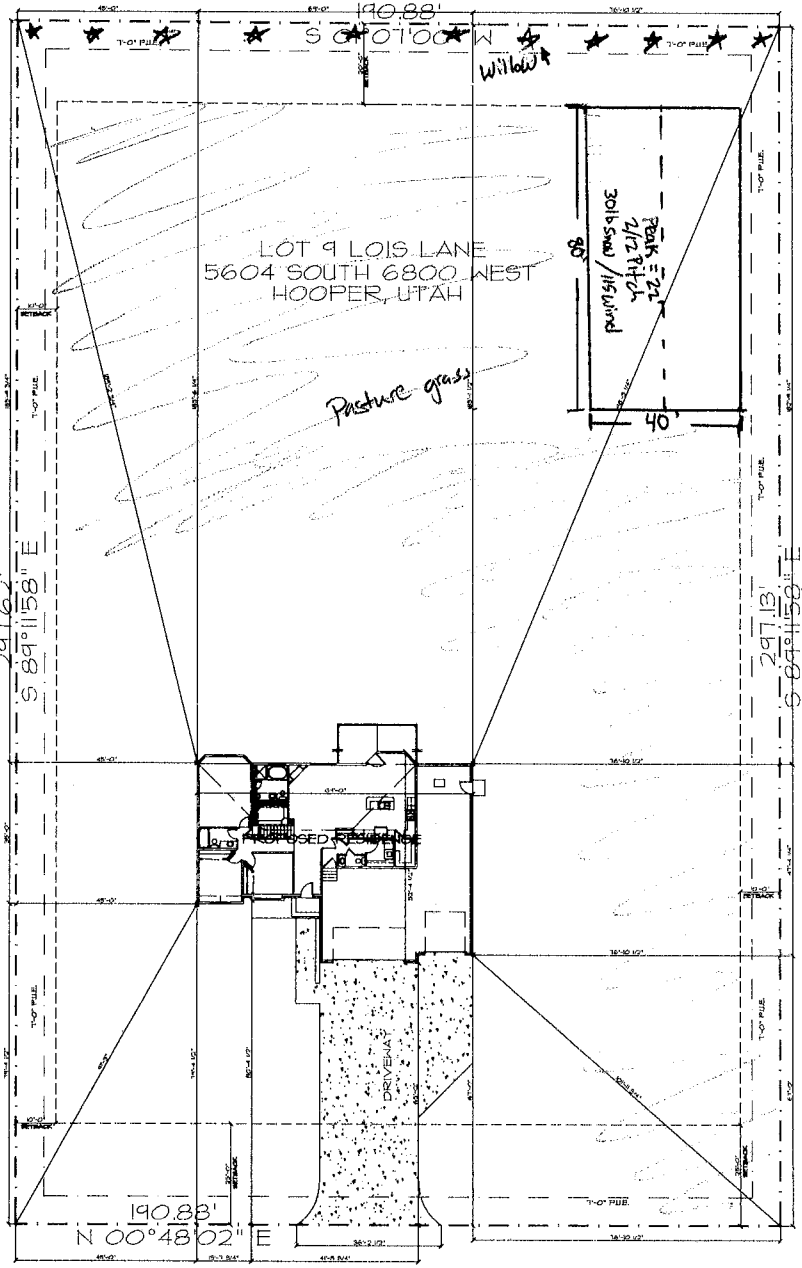
Approval Date: _____ Disapproval Date: _____
Planning Commission Chairman

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.

Shrub/Willow

Pasture grass



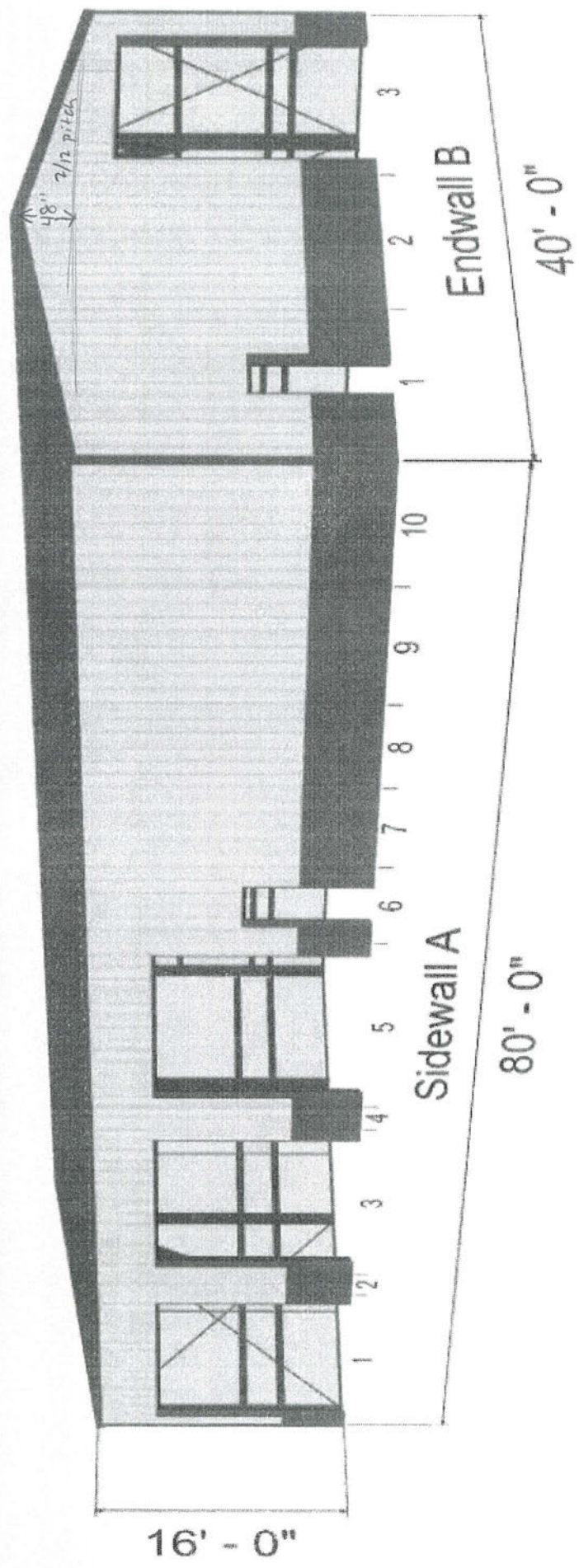
LOT 9 LOIS LANE
5604 SOUTH 6800 WEST
HOOPER, UTAH

6800 WEST STREET



JAKE JOHNSON RESIDENCE
LOT 9, LOIS LANE
HOOPER, UT

SCALE : 1" = 30'



1.5' foundation puts Peat under 22'

10-2D-3 Allowed Uses

Table 10-2D-1 lists the principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within each industrial base zone.

A. Conditional uses shall be approved in accord with the procedures in HCC 10-5.

Table 10-2D-1: Allowed Use in Industrial Base Zones

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	M1	M2
Agricultural structure	A	A
Agricultural use	P	P
Aircraft landing field (private ownership)	C	C
Aircraft (public ownership)	C	C
Amusement or recreation facility, indoor (only)	C	-
Animal Boarding with outside runs	P	-
Animal clinic, animal hospital, or veterinary office	P	-
Asphalt or concrete ready-mix plant	-	P
Auction establishment, outdoor	C	C
Automobile or recreational vehicle sales or service	P	P
Automobile, major repair	P	P
Bank	-	-
Brewery or distillery	C	P
Cemetery	C	C
Clinic, medical (excluding animal or veterinary)	-	-
Club or lodge or social hall	C	-
Composting facility, commercial	-	P
Contractor's yard or shop	P	P
Dangerous or protected animals	C	C
Day care facility	-	-
Dwelling, caretaker for an approved use	A	A
Explosive manufacturing or storage	-	C
Farm, garden, lumber, or building supply store	P	P
Fence	A	A
Flammable substance storage	C	C
Foundry	C	P
Freight or truck terminal	-	P
Fuel cell	A	A
Gasoline or diesel fuel sales facility	A	A
Grain elevator	P	P
Heavy equipment sales or service	P	P
Junk yard or automobile wrecking yard	-	C
Kennel, commercial	C	-

Laundry or linen supply	P	P
Manufacture of electronic or electrical products	P	P
Manufacture or processing of hazardous chemicals or gases	-	C
Manufactured home storage	P	P
Meat packing facility	-	C
Nursery, wholesale (only)	P	P
Office building	C	-
Office, relating to an approved use	A	A
Office, temporary construction	A	A
Off-street parking facility	P	P
Outdoor storage	P	P
Package and letter delivery service	P	P
Personal, business, or professional service	C	-
Pit, mine, or quarry	C	C
Power plant	-	C
Processing plant for agricultural or dairy products	C	P
Product fabrication, assembly, or packaging	P	P
Public or quasi-public use	C	C
Railroad switching yard	-	P
Recycling center	P	P
Recycling plant	-	P
Research and development facility	P	P
Restaurant or eating place	C	C
Retail sales relating to an approved use	A	A
Roadside produce stand	A	-
Sawmill or planing mill	-	P
School, vocational or trade	P	-
Storage facility, self-service	P	P
Structure greater than 10,000 square feet	P	P
Studio	P	-
Tannery	-	P
Tower or antenna structure, commercial	C	C
Tower or antenna structure, private	A	A
Transit facility	-	-

Vehicle impound yard	-	P
Warehouse	P	P
Water system, community	C	C
Winery	P	P

10-2A-3 Allowed Uses

Table 10-2A-1 lists principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within the agriculture zone.

A. Conditional uses shall be approved in accord with the procedures in HCC 10-5.

Table 10-2A-1: Allowed Use within the Agriculture Zone

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	Agriculture Dist.
Accessory structure, >1500 square feet	C
Accessory structure, ≤ square feet	A
Agricultural service establishment	C
Agricultural structure	A
Agricultural use	P
Aircraft landing field (private ownership)	C
Airport (public ownership)	C
Animal boarding with outside runs	C
Animal clinic, animal hospital, or veterinary office	C
Auction establishment, outdoor	C
Automotive, hobby	A
Bed and breakfast establishment	C
Campground	-
Cemetery	C
Church	C
Club or lodge or social hall	C
Composting facility, commercial	C
Dangerous or protected animals	C
Day care home, group	A
Dwelling, additional farm	C
Dwelling, caretaker for an approved use	A
Dwelling, mobile home	-
Dwelling, secondary attached or detached	C
Dwelling, single family detached	P
Explosive manufacturing or storage	C
Fence, barbed wire, electric wire, or other	A
Flammable substance storage	C
Fuel cell	A
Golf course and country club (only on non-farm open space)	-
Grain elevator	P
Home occupation	A
Kennel, commercial	C
Kennel, hobby	A
Livestock confinement facility, more than one AU per 10,000 square feet (HCC 10-4A-16.1)	C
Keeping of Livestock (HCC 10-4A-16.1)	A
Manufactured home	P

Meat packing facility	C
Mortuary	A
Nursery, wholesale (only)	P
Office, relating to an approved use	A
Office, temporary construction	A
Outdoor storage	P
Pit, mine, or quarry	C
Portable classroom	A
Power plant	C
Processing plants for agricultural and dairy products	C
Public or quasi-public use	C
Race track, vehicle or animal	C
Railroad switching yard	P
Residential care facility	-
Roadside produce stand	A
Sanitary landfill, restricted	C
School, public or private	C
Seasonal farmworker housing	C
Shooting range (outdoor or indoor)	C
Slaughterhouse	C
Soil or water remediation	C
Stable or riding school, commercial	C
Swimming pool, private	A
Temporary living quarters	A
Tower or antenna structure, commercial	C
Tower or antenna structure, private	A
Truck stop	C
Water system, community	C
Winery	A

10-3E-5 Allowed Uses

Unless otherwise specified in the specific use standards of HCC 10-5, Table 10-3E-1 lists principal permitted (P), accessory (A), conditional (C), or prohibited (-) open space uses within R1 and R2 residential zones.

A. Conditional uses shall be approved in accordance with the procedures in HCC 10-5.

Table 10-3E-1: Allowed Use in Land Conservation Overlay Zone Open Space Areas
P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	R1	R2
Farmland, agricultural, nursery, greenhouse use	P	P
Trail, such as pedestrian, bike or equestrian	P	P
Natural settings	P	P
Range, grazing, or outdoor training ground for animals	P	P
Utility easements, drainage, retention points, or other public utilities or public purposes	P	P
Parks or playgrounds	P	P
Golf courses, athletic fields, or courts, and other forms of outdoor recreation	P	P
Sheds, barns, access roads, or building necessary for or supporting care of animals, or for other permitted uses	C	C
Off road vehicle trails and riding areas	C	C
Hunting or trapping animals	C	C
Commercial advertising of any kind (for sale or for rent signs allowed)	C	C
Target, archery, or rifle range or other recreational firearm use	C	C
Fences (except as where required by Hooper City Code)	C	C
Parking lots	C	C
Residential use or buildings	-	-
Commercial use or buildings	-	-
Dumping or trash repository	-	-
Storage, including storage containers	-	-
Storing of vehicles not substantially related to permitted uses, unless allowed by the Hooper City Code	-	-

10-2C-3 Allowed Uses

Table 10-2C1 lists the principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within each commercial base zone.

A. Conditional uses shall be approved in accord with the procedures in HCC 10-5.

Table 10-2C-1: Allowed Use in Commercial Base Zones

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	LO	C1	C2
Agricultural structure	A	A	A
Agricultural use	P	P	P
Amusement or recreation facility, indoor	-	C	P
Amusement or recreation facility, outdoor	-	C	C
Animal Boarding with outside runs	-	C	P
Animal clinic, animal hospital, or veterinary office	-	P	P
Auction establishment, outdoor	-	C	C
Automobile or recreational vehicle sales or service	-	C	P
Automobile, major repair	-	-	P
Bank	P	P	P
Bar, brew-pub, or night club	-	C	P
Bed and breakfast establishment	-	C	C
Boarding house	-	C	C
Campground	-	C	C
Car wash	-	C	C
Cemetery	C	C	C
Church	C	C	C
Clinic, medical (excluding animal or veterinary)	P	P	P
Club or lodge or social hall	C	C	C
Contractor's yard or shop	-	-	P
Crematory	-	-	C
Day care facility	C	C	C
Drive-up window service	C	C	P
Drug and alcohol treatment facility	C	-	-
Dwelling, caretaker for an approved use	A	A	A
Farm, garden, lumber, or building supply store	-	-	P
Fence	A	A	A
Gasoline or diesel fuel sales facility	-	C	P
Heavy equipment sales or service	-	-	P
Hospital	C	-	C
Hotel or motel	C	C	P
Kennel, commercial	-	C	C
Laundromat	-	P	P
Mortuary	P	P	P
Nursery, wholesale (only)	-	P	P
Office building	P	P	P

Office, relating to an approved use	A	A	A
Office, temporary construction	A	A	A
Off-street parking facility	-	P	P
Outdoor storage	-	C	A
Package and letter delivery service	-	-	P
Personal, business, or professional service	P	P	P
Portable classroom	A	-	A
Public or quasi-public use	C	C	C
Radio and television broadcasting station	C	C	P
Recreational vehicle park	-	C	C
Recycling center	-	-	P
Research and development facility	C	-	C
Residential care facility	C	C	-
Restaurant or eating place	C	P	P
Retail sales relating to an approved use	A	A	A
Retail store	C	P	P
School, public or private	C	-	-
School, vocational or trade	C	-	P
Shooting range, indoor (only)	C	C	P
Storage facility, self-service	C	C	P
Studio	C	P	P
Swimming pool, private	A	A	A
Tower or antenna structure, commercial	C	C	C
Tower or antenna structure, private	A	A	A
Transit facility	-	P	P
Truck stop	-	-	C
Water system, community	C	C	C

10-2B-4 Allowed Uses

Unless otherwise specified in the specific use standards of HCC 10-5, Table 10-2B-2 lists principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within each residential zone.

A. Conditional uses shall be approved in accord with the procedures in HCC 10-5.

B. Permitted uses for duplexes and twin homes for Zones R1, R.75, R2, R3, R4 and ROS shall conform to the following regulations and standards:

1. *Development Ratio*: The number of duplexes and twin homes constructed in new developments shall not exceed ten percent (10%) of the total lots in the development. Subdivision must have ten (10) lot minimum to qualify.
2. *Lot Sizes*: Minimum lots sizes for duplexes and twin homes shall be:
 - a. R1 Zone: 40,000 square feet
 - b. R.75 Zone: 30,000 square feet
 - c. R2 Zone: 20,000 square feet
 - d. R3 Zone: 15,000 square feet
 - e. R4 Zone: 12,000 square feet
 - f. ROS Zone: 15,000 square feet
3. *Lot Frontage*: Minimum frontage on a public street for duplexes and twin homes shall be 120 feet. Frontage for twin homes must be divided equally between the twin homes.
4. *Other Dimensions*: All other setbacks and dimensional requirements for R1, R.75, R2, R3, R4, and ROS zones defined herein shall apply to duplexes and twin homes.
5. *Plat*: Lots in platted subdivisions intended for duplexes or twin homes shall be clearly noted on the Preliminary and Final Plat.
6. *Design Standards*:
 - a. *Unification*: Appearance of the building should blend in with the surrounding homes. Design, construction, wall and roof coverings are to be of like materials that have been and will be used in the area.
 - b. *Visual Relief*: Attached dwelling units shall have visual relief in facade and roofline which adds variety and rhythm to the design and avoids monotonous straight lines.
 - c. *Building Materials*: At least fifty percent (50%) of the exterior finish materials of all sides of the building shall consist of either brick, stone, fluted block, colored textured block, glass, stucco or fiber cement siding (hardie board). The remaining percentage of the exterior finish materials shall consist of either brick, stone, cultured stone, stucco, exterior insulated finish system (EIFS), hardie board, wood, or vinyl siding. Other exterior finishes may be approved by the City Council upon recommendation from the Planning Commission. However, sheet metal, corrugated metal, and PVC shall be prohibited except for metal shingles, soffits, facia, mansards and similar architectural features.
 - d. *Roof Pitch*: The minimum roof pitch shall be six feet (6') rise to twelve feet (12') run.
 - e. *Parking*: A minimum of a two-car garage is required for each dwelling unit. Units shall be designed so the predominate feature of the unit is not the garage. Living space shall be provided between the two garages.
 - f. *Design Review*: Building floor plans and elevations showing exterior building material, colors, and size of all duplexes or twin homes shall be provided with all other required documentation at the Planning Commission Preliminary Plat review phase.

Table 10-2B-2: Allowed Use in Residential Zones

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Kennel, commercial	C	C	-	-	-	-	-	-
Kennel, hobby	C	C	C	C	C	C	-	-
Keeping of Livestock (HCC 10-4A-16.1)	A	A	A	C	C	C	-	-
Livestock confinement facility, more than one AU per 10,000 sq. ft. of property (HCC 10-4A-16.1)	-		-	-	-	-	-	-
Manufactured home	C	C	C	C	-	C	-	C
Manufactured home park	-	-	-	-	-	-	-	-
Mortuary	-	-	-	-	-	-	-	-
Nursery, retail (only)	C	-	-	-	-	-	-	-
Nursing facility, skilled	-	C	C	C	C	C	-	-
Office, relating to an approved use	A	A	A	A	A	A	-	-
Office, temporary construction	A	A	A	A	A	A	-	-
Outdoor storage	A	A	A	A	A	A	-	-
Portable classroom	A	A	A	A	A	A	-	-
Public infrastructure facility	C	C	C	C	C	C	C	C
Public or quasi-public use	C	C	C	C	C	C	C	C
Residential care facility	C	C	C	C	C	C	C	C
Roadside produce stand	A	-	-	-	-	-	-	-
School, public or private	C	C	C	C	C	C	-	-
Stable or riding arena, commercial	C	-	-	-	-	-	-	-
Swimming pool, private	A	A	A	A	A	A	A	A
Taxidermy	C	-	-	-	-	-	-	-
Tower or antenna structure, commercial	C	C	C	C	C	C	C	C
Tower or antenna structure, private	A	A	A	A	A	A	-	C
Water system, community	C	C	C	C	C	C	C	C

HISTORY

Amended by Ord. [O-2014-5](#) on 12/18/2014

Amended by Ord. [O-2015-3](#) on 6/18/2015

Amended by Ord. [O-2017-01](#) on 10/1/2018

Amended by Ord. [O-2019-03](#) on 11/21/2019

Amended by Ord. [O-2019-04](#) on 1/5/2020

Amended by Ord. [O-2022-04](#) Adding R.75 Zone on 6/2/2022

Hooper City Consolidated Fee Schedule

(Returned when work is accepted by	Improved Surface areas 250-1000 sq. ft.	\$3.50/sq. ft.
	Improved Surface areas 1000 - + sq. ft.	\$2.75/sq. ft.

*Excavation Fees shall be calculated on the entire area of disturbance including, but not limited to, the minimum paving requirements outlined in the standard details "19a" and "19b". ** By Definition in Division 21.

Public Works (Continued) (Excavation and Encroachment)	Notes	Fees
Possible Required Surface Treatments:	Slurry Seal (Type II)	\$2.00/sq. yd.
	Chip Seal	\$4.00/sq. yd.
	HAS Coating	\$2.50/sq. yd.
	Crack Seal (\$1.00 per lin. Ft. if over 500 ft.)	\$2.00/lin. ft.
	Asphalt Overlay (1½")	\$2.50/sq. ft.

Zoning/Code Enforcement Civil Fines	Action	Fine
Class B Public Nuisance, Solid Waste Disposal, Solicitation, Etc.	1 st Notice	Notice – No Fine
	2 nd Notice	\$125
	3 rd Notice	The above \$125 + \$250
	4 th Notice - Violator to pay legal and administrative costs	Legal Action
Class C Building Code Regulations, Home Occupation Business License, Storm Water Violations, Etc.	1 st Notice	Notice – No Fine
	2 nd Notice	\$50
	3 rd Notice	The above \$50 + \$100
	4 th Notice - Violator to pay legal and administrative costs	Legal Action
Infraction	1 st Notice	Notice – No Fine
	2 nd Notice	\$25
	3 rd Notice	The above \$25 + \$50
	4 th Notice - Violator to pay legal and administrative costs	Legal Action

Utility Billing	Notes	Fee/Fine
New Service Fee	Fee for new homes	\$25
Garbage Service Can	Monthly	\$12.50
Each Additional Garbage Can	Monthly	\$8
Recycling Service Can	Monthly	\$5
Each Additional Recycling Can	Monthly	\$5
Sewer Service (per ERU)	Monthly	\$50
Non-Owner Sewer Deposit (Sec 6-3-4)		\$150
Late Fee for Garbage and Sewer	Each occurrence	\$5
Door Hanger Delivery for Non-Payment	Each occurrence	\$15
Hooper Water Improvement District Shutoff/Turn on Fee	After business hours is doubled.	\$35
Taylor-West Weber Water District Shutoff/Turn on Fee	After business hours is doubled.	\$50
Water Shut-Off for Non-Payment	1 st Time in a calendar year	\$35
	2 nd Time or more in a calendar year - each occurrence	\$50
Garbage / Recycling Can Removal	Each Can, Each occurrence	\$15
Storm Water Utility Fee	Base Rate - Monthly	\$5

Building Fees	Notes	Fees
Building Valuation	Building Valuation is derived utilizing current building valuation data from the International Code Council (ICC) published in the January-February issue of the "Building Safety Journal" and midified for Hooper City as attached hereto. The Permit Fee Multiplier for Hooper City is 0.91.	
Building Permit Fees	Building Permit Fees are determined utilizing Table 1-A as modified and attached hereto, based upon the Building Valuation plus the following fees:	
Valuation	Fee	
\$1.00 to \$1,000.00		\$59
\$1,000.00 to \$2,000.00	\$58.80 for the first \$1,000.00 plus \$2.70 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	
\$2,001.00 to \$25,000.00	\$83.40 for the first \$2,000.00 plus \$16.80 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	
\$25,001.00 to \$50,000.00	\$469.80 for the first \$25,000.00 plus \$12.11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	
\$50,001.00 to \$100,000.00	\$772.55 for the first \$50,000.00 plus \$8.40 for each additional \$1,000.00 or fraction therof, to and including \$100,000.00	
\$100,001.00 to \$500,000.00	\$1,192.55 for the first \$100,000.00 plus \$6.72 for each additional \$1,000.00 or fraction therof, to and including \$500,000.00	
\$500,001.00 to \$1,000,000.00	\$3,880.55 for the first \$500,000.00 plus \$5.70 for each additional \$1,000.00 or fraction therof, to and including \$1,000,000.00	
\$1,000,001 and up	\$6,730.55 for the first \$1,000,001.00 plus \$4.65 for each additional \$1,000.00 or fraction therof	
Review Fees - Residential	Single Family Dwelling	30% of Building Fee
	Multi Family Dwelling	65% of Building Fee
	Accessory Garage and Detached Garages	20% of Building Fee
Review Fees - Commercial	Primary Building	65% of Building Fee
	Accessory Building	65% of Building Fee
Investigation Fee		100% of Building Fee