

**HOOPER CITY**  
**CITY COUNCIL AGENDA**  
**JUNE 5, 2025, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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Notice is hereby given that the Hooper City Council will hold a work meeting at 6:00pm and their regularly scheduled meeting at 7pm on Thursday, June 5, 2025, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

**Work Meeting – 6:00pm**

1. Discussion on Agenda Items

**Regular Meeting – 7:00pm**

1. Meeting Called to Order
2. Opening Ceremony
  - a. Pledge of Allegiance – Mayor Bingham
  - b. Reverence – Council Member Wilcox
3. Upcoming events
4. Public Comments
5. Consent Items
  - a. Approval of minutes dated May 15, 2025
  - b. Approval of minutes dated May 27, 2025
6. Discussion Items, Reports, and/or Presentations
  - a. Ratification of check register
7. Public Hearings
8. Action Items
  - a. Discussion/Motion: Rezone Request for Terrastrada LLC located approximately at 5500 S 4700 W. The Request is for Rezoning of Property from Low Density Residential to Commercial (C2) and Residential Mixed Use Planned Unit Residential.
  - b. Discussion/Motion: Approval of purchase – Emergency Preparedness Trailer
  - c. Motion (Roll call vote): Ordinance No. 2025-02; Amending the Existing Subdivision Fencing Ordinance of the City.
  - d. Motion (Roll call vote): Resolution No. 2025-01; A Resolution approving an Interlocal Agreement for the Provision of Technical Forensic Services
  - e. Discussion: Tabled motion of Shifting of Mayoral Powers
9. Adjournment

*Morghan Yeoman*

Morghan Yeoman, City Recorder

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

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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.gov](mailto:admin@hoopercity.gov) 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 5th day of June, 2025 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.
  - 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.

**\*CONFLICT OF INTEREST**

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.



**HOOPER CITY**  
**CITY COUNCIL MEETING MINUTES**  
**THURSDAY, MAY 15, 2025 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Council held a work meeting at 6:00pm and their regular meeting at 7pm on May 15, 2025, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Sheri Bingham – Mayor  
Dale Fowers – City Council  
Bryce Wilcox – City Council  
Debra Marigoni – City Council - ZOOM  
Ryan Hill – City Council  
Lisa Northrop – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder  
Cami Moss – City Treasurer

**6:00PM WORK MEETING**

1. Discussion on Agenda Items

At 6:00 PM, the City Council held a work meeting to discuss agenda items, storm water audit, and TextMyGov.

Dave Harris briefed the council on the county's adoption of Everbridge for mass notification and incident communication.

**7:00PM REGULAR MEETING**

1. Meeting Called to Order – Mayor Bingham

At 7:00 pm Mayor Sheri Bingham called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Council Member Hill led in the Pledge of Allegiance.

b. Reverence



Council Member Fowers offered reverence.

3. Upcoming Events

None

4. Public Comments:

Kamie Hubbard- Hooper Resident

Kamie commented on 5500 W 4000 S headed south, the tree has grown over and it is causing a hazard.

Dave Harris- Hooper Resident

Dave commented on Kamie's comment. Dave would love it to be handled.

Janese Robinson- Hooper Resident

Home business signage, Janese read the current code. Janese asked for consideration for it to be allowed for the sign to be in the yard.

5. Consent Items

a) Motion- Approval of Minutes dated May 1, 2025

With change to Item 6 that RFP was not agreed on to be discussed in a future meeting.

**COUNCIL MEMBER NORTHROP MOTIONED TO  
APPROVE THE MINUTES DATED MAY 1, 2025,  
WITH CORRECTION. COUNCIL MEMBER HILL  
SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
<b>WILCOX</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>MARIGONI</b>	<b>AYE</b>

**MOTION PASSED.**

6. Discussion Items, Reports, and/or Presentations

a. March Financial Reports for FY 2025:

Mayor Bingham opened the March Financial up for discussion with no specific concerns raised.

- b. April Financial Reports for FY 2025  
Mayor Bingham opened the April financial report up for discussion with no specific concerns raised.
  - c. Presentation: Weber Fire District  
No presentation occurred.  
Excused, Information was not gathered in time for the presentation.
  - d. Presentation: Western Weber Coalition  
Excused, No representative was able to attend.
  - e. Discussion: Park and Recreation Fees  
Mayor Bingham explained that we had brought the fee schedule to the council last year to discuss and asked the council if there was a specific area to review. The council discussed the park bowery and field rentals, power usage during food truck night, and parking during busy rentals.
7. Public Hearings:  
None
8. Action Items.
- a. Motion – Possible funding for Western Weber Coalition.  
No motion was made due to the coalition’s absence; discussion was deferred.
  - b. Motion – Adopt tentative budget for FY 2025-2026.  
Cami, the city treasurer, opened for questions regarding the budget for FY 2025-2026. The Council discussed the budget with Cami regarding changes that had been made to the budget.

**COUNCIL MEMBER HILL MOTIONED TO ADOPT  
THE TENTATIVE BUDGET FOR FY 2025-2026.  
COUNCIL MEMBER NORTROP SECONDED THE  
MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
<b>WILCOX</b>	<b>NAY</b>
<b>FOWERS</b>	<b>NAY</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTROP</b>	<b>AYE</b>
<b>MARIGONI</b>	<b>NAY</b>
<b>MOTION DENIED.</b>	

Council Member Marigoni raised concerns about the proposed increases for council, executive, and planning commission compensation.

**COUNCIL MEMBER MARIGONI MOTIONED TO ADOPT THE TENTATIVE BUDGET FOR FY 2025-2026 WITH COUNCIL, EXECUTIVE, AND PLANNING COMMISSION AMOUNTS REVERTED TO PRIOR LEVELS AND TENTATIVE IN RED. COUNCIL MEMBER NORTHROP SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
<b>WILCOX</b>	<b>NAY</b>
<b>FOWERS</b>	<b>NAY</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>MARIGONI</b>	<b>AYE</b>

**MOTION PASSED.**

*The council scheduled an additional budget meeting for May 22, 2025, at 7:00 PM, requesting questions be submitted to Cami by May 19, 2025.*

c. **Discussion/Motion: Business home sign regulations; HCC 10-4F-8**

The council discussed amending the home occupation signage ordinance, focusing on size, location, and lighting. Suggestions included size, not requiring signs to be attached to buildings, ensuring placement on private property outside clear view triangles, and deferring lighting guidelines to the city attorney.

**COUNCIL MEMBER WILCOX MOTIONED TO DRAFT AN ORDINANCE UPDATING THE SIGNAGE ORDINANCE FOR HOME-BASED BUSINESSES. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
<b>WILCOX</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>MARIGONI</b>	<b>AYE</b>

**MOTION PASSED.**

d. Discussion/Motion: Alternate Planning Commission Member

The council discussed appointing an alternate planning commission member to ensure quorum, noting past difficulties with attendance. The council opposed the idea, citing no need for an alternate. No motion was made, and the item was deferred.

e. Discussion/Motion: Verbiage change within HCC-10-4A-18

The council discussed amending the ordinance to replace “City Council” with “Planning Commission” for waiving land use separation fence requirements in minor subdivisions, as these no longer require council approval. Additional concerns included whether a letter from the adjacent property owner is required.

**COUNCIL MEMBER HILL MOTIONED TO DRAFT AN ORDINANCE REPLACING “CITY COUNCIL” WITH “PLANNING COMMISSION” IN HCC-10-4A-18 AND RESEARCHING THE LETTER REQUIREMENT. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
WILCOX	AYE
FOWERS	AYE
HILL	AYE
NORTHROP	AYE
MARIGONI	AYE

**MOTION PASSED.**

9. Adjournment

**AT APPROXIMATELY 8:36 PM COUNCIL MEMBER HILL MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
WILCOX	AYE
FOWERS	AYE
HILL	AYE
NORTHROP	AYE

**MARIGONI  
MOTION PASSED.**

**AYE**

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Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Jamee Johnston, Deputy City Recorder

DRAFT



**HOOPER CITY**  
**CITY COUNCIL WORK MEETING MINUTES**  
**TUESDAY, MAY 27, 2025, 6:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Council held a work meeting on Tuesday, May 27, 2025, at 6:00 pm at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Sheri Bingham – Mayor  
Dale Fowers – City Council  
Bryce Wilcox- City Council  
Ryan Hill – City Council  
Debra Marigoni- City Council

MEMBERS EXCUSED:

Lisa Northrop – City Council

CITY STAFF PRESENT:

Malcolm Jenkins- City Planner  
Jared Hancock – Public Works Director

**6:00 PM WORK MEETING**

At 6:00 pm Mayor Bingham called the meeting to order.

The City Council, city staff, and representatives from Terrestrada LLC discussed proposed commercial and residential development, including a rezone request previously recommended by the Planning Commission. The discussion focused on the project's alignment with the Hooper City General Plan, zoning options, and the significant challenge of funding a sewer lift station.

At approximately 7:37 pm the discussion ended.

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Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Jamee Johnston, Deputy City Recorder





PUBLIC  
FINANCE  
ADVISORS

LEWIS | ROBERTSON | BURNINGHAM



**HOOPER CITY, UTAH**

## FISCAL IMPACT ANALYSIS REPORT

SMITH'S MARKETPLACE AND MIXED-USE  
AND RESIDENTIAL DEVELOPMENT

**FEBRUARY 2025**



**PREPARED BY:**

**LRB PUBLIC FINANCE ADVISORS**

FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.



[LRB Public Finance Advisors](#)



[lrbfinance.com](http://lrbfinance.com)

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# EXECUTIVE SUMMARY

## PURPOSE OF ANALYSIS

Hooper City ("Hooper" or "City") and the Developer (the "Developer") of certain land located with the boundaries of the City, engaged LRB Public Finance Advisors, Inc. ("LRB") to produce an analysis of the fiscal impacts related to the **Smith's Marketplace and Mixed-Use and Residential Development** (hereafter referred to as the "Development" or "Mixed-Use Development") and its impact on local, regional and state government organizations. The Development location is referred herein as the "Study Area". The purpose of this comprehensive analysis is to (1) evaluate the Development to determine if the fiscal benefits outweigh the fiscal costs (cost/benefit analysis) associated with varying aspects of the Development within the Study Area, and (2) determine whether the creation of a Community Reinvestment Area (CRA) and the utilization of tax increment financing is beneficial to the Study Area in order to promote the Development, and assuming this diversion of tax increment, is this Development a fiscal *net* benefit to the taxing entities within the Study Area.

- (1) Based upon LRB's analysis and as found documented in this report, LRB is of the conclusion that the fiscal benefits outweigh the costs of services and the diversion of tax increment as it relates to this Development. Thus, producing a *net* fiscal benefit within the Study Area as it relates specifically to Hooper, Weber County, the State of Utah, and other taxing entities.
- a. First, the Development has a direct positive fiscal impact (benefits) on the Study Area. By forecasting future sales of related businesses on the proposed Development, the taxable value of new construction, and applying sales tax, property tax, and other taxes levied by local, regional and state governments, LRB has derived an estimated figure for the Overall Fiscal Impact (benefits) associated with the Development. Additionally, various assumptions were made related to the costs of providing services to the Development and participation and utilization of CRA and tax increment financing. These assumptions are covered in the section titled "**ASSUMPTIONS USED TO GENERATE ANALYSIS**". Below, in **TABLE E.1** an overview of the Overall Fiscal Impact (Benefits) for the Study Area is depicted.

**TABLE E.1 – OVERALL FISCAL IMPACT (BENEFITS)**

FISCAL IMPACT (REVENUES) (2025-2049)		
	TOTAL	NPV @ 4%
Hooper City	\$14,559,230	\$8,162,076
Weber County	5,142,600	2,943,904
State of Utah	65,037,240	36,299,836
Total	\$84,739,070	\$47,405,816

- b. As presented in the above table, total Fiscal Impact (benefits) to the Study Area is estimated at **\$84.7M** over a twenty-five (25) year period, or in net present value terms it is estimated to create **\$47.4M** of fiscal benefits to the various taxing entities. Altogether, all involved entities see a significant fiscal benefit from the Development. In contrast, **TABLE E.2** exhibits the fiscal costs associated with the municipal, regional and state level of services to be provided to the Development, as well as the tax increment diversion to finance public infrastructure related to the Development.



**TABLE E.2 – OVERALL FISCAL IMPACT  
(COSTS OF SERVICES AND TAX INCREMENT DIVERSION) (2025-2049)**

FISCAL IMPACT (COSTS OF SERVICES) (2025-2049)		
	TOTAL	NPV @ 4%
Hooper City	\$6,862,145	\$3,833,777
Weber County	3,282,667	1,928,416
State of Utah	53,100,114	29,834,979
<b>Total</b>	<b>\$63,244,926</b>	<b>\$35,597,172</b>

\*This table includes the costs of services and government expenses anticipated to be created because of the Development. It also includes an amount of tax increment diversion in order to cover public infrastructure costs related to the Development.

- c. Finally, and as a very important consideration, LRB has calculated the *Net Fiscal Impact*. This number is derived by taking the Fiscal Impact (Revenues) and subtracting the Fiscal Impact (Costs of Services and tax increment diversion) related to the Development. The result explains the “net” benefit received by the participating entities. **TABLE E.3**, **FIGURE E.1**, and **FIGURE E.2** offer insight into the *Net Fiscal Impact* of the Development from 2025-2049 for each of Hooper, Weber County and the State of Utah.

**TABLE E.3 – NET FISCAL IMPACT (2025-2049)**

NET FISCAL IMPACT (2025-2049)		
	TOTAL	NPV @ 4%
Hooper City	\$7,697,085	\$4,328,299
Weber County	1,859,934	1,015,488
State of Utah	11,937,126	6,464,857
<b>Total</b>	<b>\$21,494,144</b>	<b>\$11,808,644</b>

The *Net Fiscal Impact*, as depicted in the table above, is **\$21.5M**. After accounting for all costs of providing services to the Development and the diversion of tax increment, which have been programmed into this analysis related to the various taxing entities, Hooper City will receive a *Net Fiscal Impact* of **\$7.7M**, Weber County will receive a *Net Fiscal Impact* of **\$1.9M**, and the State of Utah will receive a *Net Fiscal Impact* of **\$11.9M**. The *Net Fiscal Impact* (benefits greater than costs) is also further broken down in the graphs below, **FIGURE E.1** and **FIGURE E.2**.

**FIGURE E.1 – NET FISCAL IMPACT PERSPECTIVES**

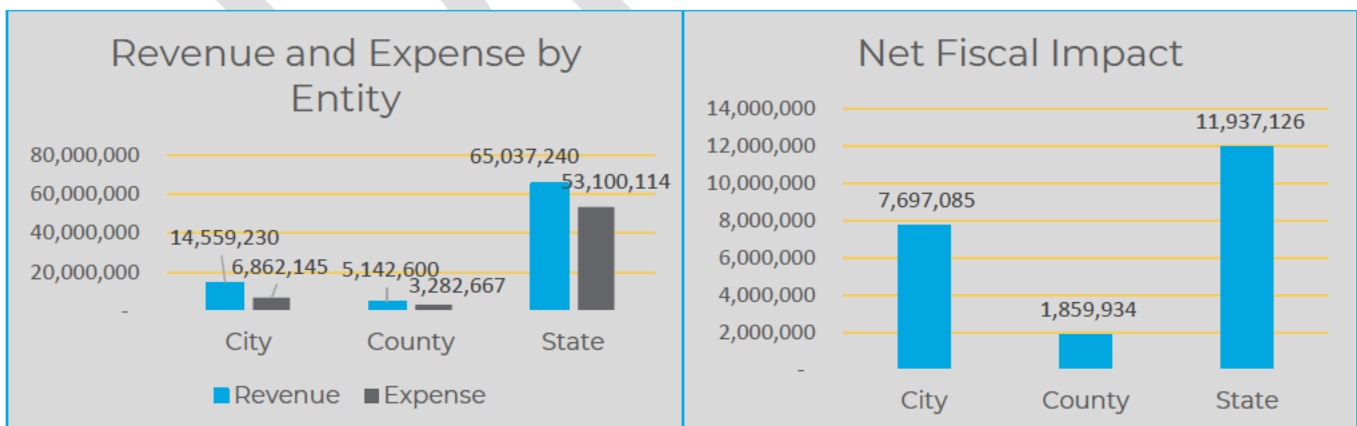




FIGURE E.2 – NET FISCAL IMPACT (2025-2049)



### OTHER TAXING ENTITIES

Several other taxing entities are included in this study for purposes of fiscal benefits (revenues); however, their costs of providing services are not included in the calculation of *Net Fiscal Impact*. Calculating Costs of Services for these entities was not part of the scope of this report. It was necessary to include their revenues in the Tax Increment Financing portion of the study. The following entities were excluded: Weber County School District, Weber Basin Water Conservancy District, Weber County Mosquito Abatement District, Weber Fire District, and Weber Area Dispatch 911 and Emergency Services. Altogether, these entities account for fiscal revenues (benefits) of **\$4.5M** from 2025-2049.

(2) Relative to the potential merits of the creation of a CRA and utilization of tax increment financing, the analysis concludes that the CRA and use of tax increment financing is beneficial in order to promote the Development and specifically fund public infrastructure related to the sewer lift station. Even with the inclusion of tax increment diversion as a “cost of the Development”, there is a *Net Fiscal Benefit* of the Development, as further detailed and presented herein.

- a. In LRB’s evaluation of the costs and benefits associated with the Development (Smith’s Marketplace and Mixed-Use and Residential Development) it was determined that certain significant off-site public infrastructure costs would be necessary to accommodate the Development. This public infrastructure, as described herein, is the East Area Sewer Lift Station that will serve the Development as well as surrounding land-uses and future growth within the community. The estimated cost of the East Area Sewer Lift Station is **\$2.3-\$3.0M** and in our opinion is cost-prohibitive due to the rather significant *other* development costs, including land acquisition/assemblage, site improvements, on-site public and private infrastructure, and current construction costs related to the overall project vision. Due to the recognition and understanding that market lease rates and affordability metrics used for commercial, retail, and residential developments are greatly impacted by current construction costs, interest rates and access to the capital markets, we are of the opinion that the “extraordinary” cost of the sewer lift station requires a form of public participation. Thus, LRB was asked to evaluate the merits and feasibility of a community reinvestment project area and the utilization of tax increment to defray all or a portion of the extraordinary development costs.
- b. As more specifically described in this report, the Community Reinvestment Agency (the “Agency”) is a local political subdivision created by the local municipality, in this case Hooper City. In accordance with 17C of Utah State Code, the Agency has the ability to create a specific geographic zone or area (Community Reinvestment Project Area or “CRA”) in which to incentivize, promote and secure economic/community/redevelopment activities. The public financing tool utilized within a CRA is “Tax Increment Financing” and is also further described in **SECTION 7**, which includes the diversion



of incremental taxes (property, sales, or other) to the Agency in order to promote the development activity within the defined area. In this analysis, LRB examined and developed a comprehensive Tax Increment Model and Analysis that demonstrates the ability to generate sufficient monies to off-set in part or in whole the cost of the “extraordinary” public infrastructure costs (sewer lift station). We have introduced Tax Increment in the context of defraying “extraordinary” and additional costs of servicing this project (herein referred to as Fiscal Costs), which we have added to the overall costs of the Development, which along with the Fiscal Benefits (revenues) become critical inputs in determining the net cost/benefit of the Development.

- c. The conclusion of this analysis is that even with the significant contribution and participation of tax increment from the various taxing entities, there is more than sufficient total **net** fiscal benefit from the overall Development as it relates to the taxing entities (specifically Hooper, Weber County, and State of Utah).

DRAFT





## SECTION 1

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# HOOPER CITY AND SMITHS MARKETPLACE AND MIXED-USE AND RESIDENTIAL DEVELOPMENT

# SECTION 1: OVERVIEW OF HOOPER CITY AND THE SMITH'S MARKETPLACE AND MIXED-USE AND RESIDENTIAL DEVELOPMENT

## HOOPER CITY

Nestled in Weber County, Hooper (pointed out in [FIGURE 1.1](#)), is a charming rural city with a rich agricultural heritage that has gradually transformed from an unincorporated area to a thriving community. Originally known as Muskrat Springs, the city was named after Captain William Henry Hooper, an early Utah delegate to Congress. The area's history dates back to 1854 when Captain Hooper built the first adobe house shelter for his herdsman near Hale's Bend. By 1877, Hooper had become a significant settlement, ranking second only to Ogden in land area and population in the Weber-North Davis area. Today, Hooper continues to grow, with the latest Census listing a population of just over 9,000.

The City maintains its small-town character while attracting new residents to its peaceful lifestyle. One of its most beloved annual events is the Hooper Tomato Days, a long-running celebration that dates back to 1926. This week-long festival features a variety of activities including horse shows, rodeos, queen

**FIGURE 1.1**



contests, a parade, carnival games, and a popular dog race. Hooper's residents have a strong desire to preserve the area's rural feel, with large lots, unobstructed night skies, and a deep sense of community history. The city was officially incorporated on November 30, 2000, adopting a mayor-council form of government with initially seven members, which was later reduced to five. With its strategic location near Ogden and available land, Hooper presents promising opportunities for economic development while maintaining its agricultural roots and close-knit community atmosphere.

In Hooper City's General Plan (the "General Plan"), drafted July 2022, there are many mentions of commercial land use. The General Plan refers to 32 acres of land that are designated for commercial use. This refers to retail trade, services, shopping centers, convenience stores, gas stations, and even hotels. Laid out in the plan as well is a future corridor, making access to services such as gas stations more available. Pursuant to the General Plan, the Development will fulfill many goals of the City, and ultimately lead to more economic growth.

## SMITH'S MARKETPLACE AND MIXED-USE AND RESIDENTIAL DEVELOPMENT

Smith's Marketplace and Mixed-Use and Residential Development is planned to begin construction at the end of 2027. Overall construction of the Development, which includes the Smith's Marketplace, retail and other commercial out pads, and residential development is expected to last through 2031 with major facilities such as Smith's Marketplace (~123,000 SF) being completed near the end of 2028. In addition to Smith's Marketplace, retail pads (~371,000 SF) will be constructed to house several types of developments near the market. Finally, the residential component of the Development (117 residential units) will begin construction in late 2026 and finish sometime in 2031. A site map is depicted in [FIGURE 1.2](#) and [FIGURE 1.3](#).

FIGURE 1.2 – SITE MAP

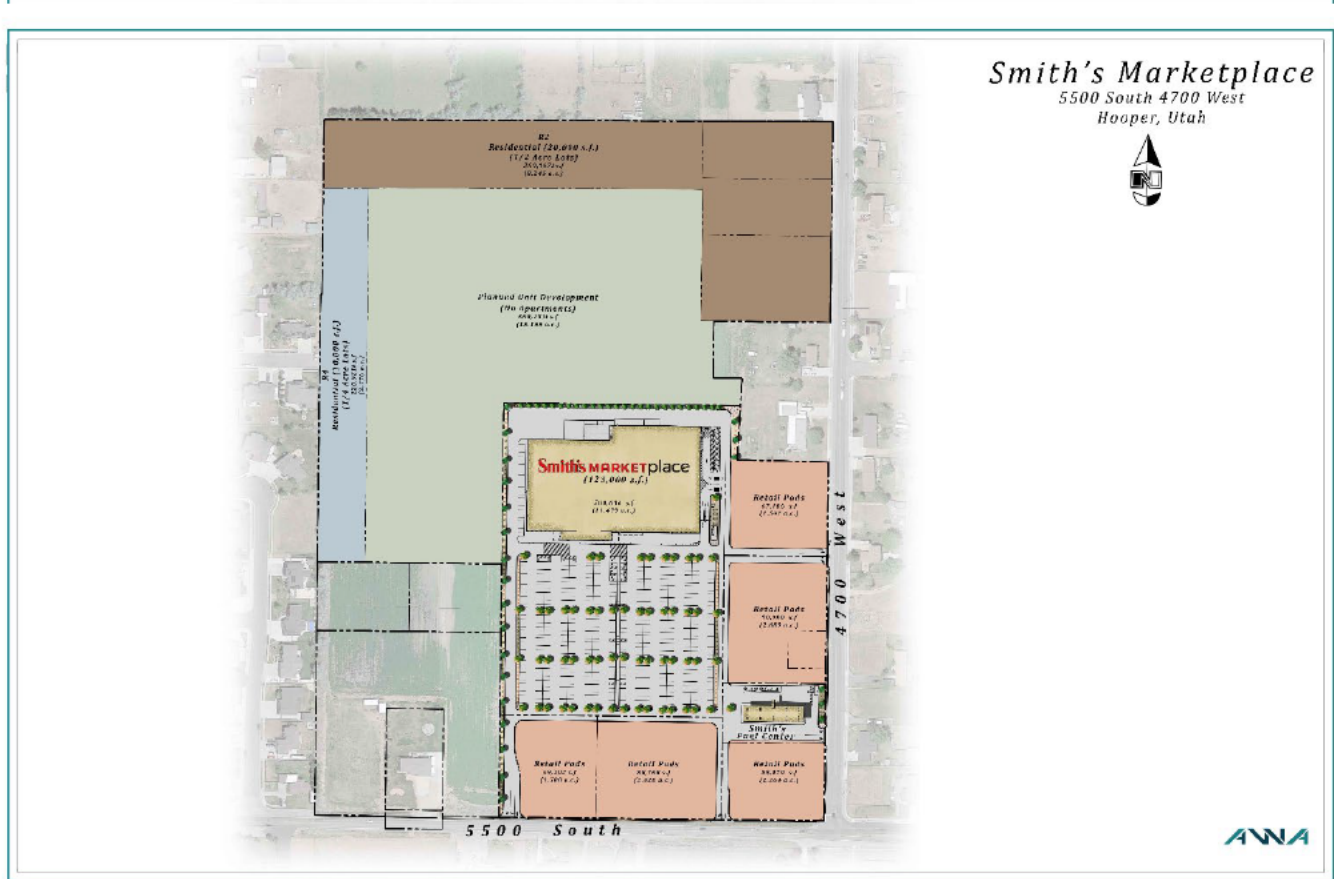
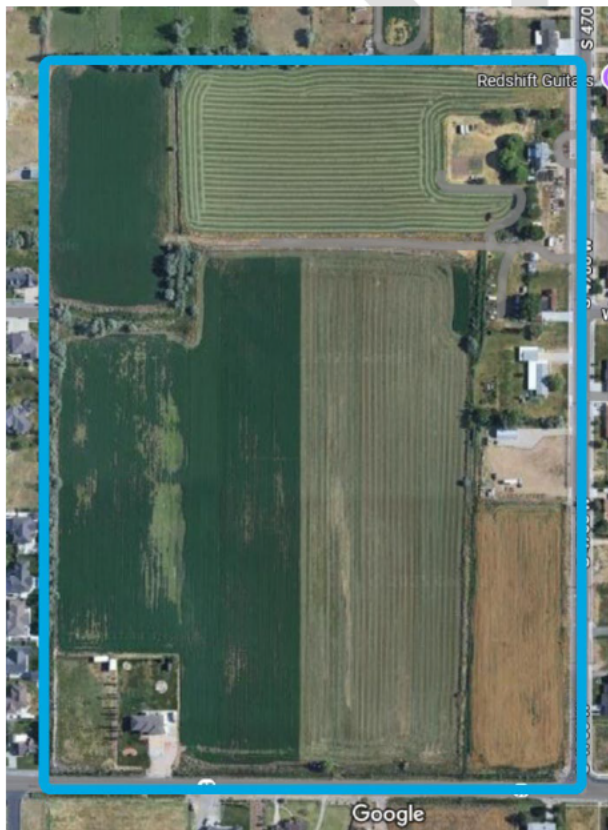


FIGURE 1.3 – SITE MAP





The Development will run along 4700 W and 5500 S. This strategic expansion addresses critical community needs by providing convenient access to fresh groceries, creating local employment opportunities, and supporting the City's projected population growth to about 14,000 residents by 2030. The mixed-use development will not only enhance residents' quality of life by reducing travel for essential shopping but also generate additional tax revenue to support future municipal improvements and infrastructure needs. By carefully balancing commercial and residential growth, Hooper City is positioning itself for sustainable economic development while maintaining its unique community character, demonstrating a forward-thinking approach to urban planning that prioritizes both current needs and future potential.

More of the Development specs can be seen in [TABLE 1.1](#) and [TABLE 1.2](#) below and is estimated to create an additional **\$53.8M** of tax base for the City, County and State.

**TABLE 1.1 – COMMERICAL DEVELOPMENT SPECS.**

SMITH'S MARKETPLACE AND MIXED-USE DEVELOPMENT (SPECS)				
DEVELOPMENT	SITE SQFT.	BUILDING SQFT.	PARKING STALLS	TOTAL ASSESSED VALUE
Smith's Marketplace	485,507	123,000	598	\$16,974,000
McDonalds	69,182	4,597	51	1,321,638
Multi-Tenant A	44,384	8,115	48	2,333,063
Multi-Tenant B	44,384	7,840	48	2,254,000
Financial Institution	55,070	N/A	51	N/A
Smith's Fuel Center	42,795	N/A	N/A	N/A
Pad B-1	45,490	5,440	60	1,564,000
Pad B-2	45,490	6,640	61	1,909,000
Pad B-3	67,406	6,640	107	1,909,000
<b>TOTAL</b>	<b>899,708</b>	<b>162,272</b>	<b>1,024</b>	<b>\$28,264,700</b>

**TABLE 1.2 – COMMERICAL DEVELOPMENT SPECS.**

RESIDENTIAL (SPECS)				
DEVELOPMENT	UNITS	SITE SF	MARKET VALUE/UNIT	TOTAL ASSESSED VALUE
¼ Acre Lots	11	120,921	\$600,000	\$2,970,000
½ Acre Lots	16	359,167	750,000	5,400,000
PUD (Townhomes/Condos)	90	660,151	425,000	17,212,500
<b>TOTAL</b>	<b>117</b>	<b>1,140,239</b>		<b>\$25,582,500</b>

## EAST AREA LIFT STATION

The East Area Sewer Lift Station is a system oriented public infrastructure project that is necessary to accommodate the Development and surrounding areas within the community. Without investment in this capital component, the Development would not have public facilities adequate to meet sewer service needs. The cost of the East Area Sewer Lift Station is estimated to be **\$2.3-\$3.0M** and is depicted in [FIGURE 1.4](#) below.

This estimated **\$2.3-\$3.0M** cost creates a barrier for the capital formation needed to finance the Development. This assumption is based upon our understanding of current market forces that include the cost of land assemblage, market lease rates and terms, capital market interest rates, cost of on-site public and private improvements and construction costs of the Development. Due to the substantial costs of these Development parameters our review and assessment concludes that the creation of a Community Reinvestment Area (CRA) and the utilization of tax increment financing to defray all or a portion of the costs is justified. In our opinion the CRA is a valuable tool, and






the costs associated with the creation, formation, and deferring of property tax increment would more than be offset with the fiscal revenues (benefits) created by this Development, as more fully depicted herein.

An estimated Bid Tabulation form is included below in **FIGURE 1.4**. This shows two bids received by the City related to the East Area Sewer Lift Station. Based on this information, we have assumed for purposes of this study that the cost could potentially be in the range of **\$2.3-\$3.0M**.

**FIGURE 1.4 – BID TABULATION**

Bid Tabulation					
Client:		Hooper City Corporation			
Project:		East Area Sewer Lift Station			
Project #		55-22-044			
Date:		September 20, 2023			
				 <b>J-U-B ENGINEERS, INC.</b>	
East Area Sewer Lift Station				Whitaker Construction	
Item #	Description	Unit	Estimated Quantity	Bid Unit Price 1	Bid Total Price 1
1	Lift Station - Complete Job	LS	1	\$ 1,595,000.00	\$ 1,595,000.00
2	Furnish Flygt Model NP3153.185 462 20 HP Pumps and Motors for Sewer	EA	2	\$ 87,495.00	\$ 174,990.00
3	Furnish Grinder	EA	1	\$ 60,282.00	\$ 60,282.00
4	Furnish 100kW Natural Gas Generator	EA	1	\$ 79,900.00	\$ 79,900.00
5	1" Wasatch Grey Stone Mulch (3" Depth)	SF	7,200	\$ 2.96	\$ 21,312.00
Total Bid Price				\$ 1,931,484.00	
Construction Total				VanCon	
Item #	Description	Unit	Estimated Quantity	Bid Unit Price 1	Bid Total Price 1
1	Lift Station - Complete Job	LS	1	\$ 2,015,000.00	\$ 2,015,000.00
2	Furnish Flygt Model NP3153.185 462 20 HP Pumps and Motors for Sewer	EA	2	\$ 55,000.00	\$ 110,000.00
3	Furnish Grinder	EA	1	\$ 65,000.00	\$ 65,000.00
4	Furnish 100kW Natural Gas Generator	EA	1	\$ 72,500.00	\$ 72,500.00
5	1" Wasatch Grey Stone Mulch (3" Depth)	SF	7,200	\$ 2.00	\$ 14,400.00
Total Bid Price				\$ 2,276,900.00	

## SECTION 2

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### KEY ASSUMPTIONS: FISCAL IMPACT ANALYSIS



## SECTION 2: KEY ASSUMPTIONS: FISCAL IMPACT ANALYSIS

### KEY ASSUMPTIONS

In order to quantify the Fiscal Impact that the Development will have within the Study Area, LRB constructed a multivariable Fiscal Impact Model (the "Model"). The Model is driven by square feet of development, sales per square feet, assessed land values, and employment and income metrics related to the Development:

- Square Feet Assumptions – The square footage of anticipated construction within the Development.
- Sales Per Square Feet Assumptions – The sales per square foot of development derived from comparable developments and retail outlets.
- Assessed Land Value Assumptions – The predicted (taxable) assessed land value within the Development.
- Employment and Income Metric Assumptions – The predicted level of employment and the wages subject to income taxes.

These Key Assumptions drive the output of the model. LRB has created well informed assumptions to drive the results of the model in an unbiased fashion in order to fully portray Fiscal Impact to the Study Area. Within each key assumption there are several sub-assumptions necessary to complete the analysis. All Key Assumptions are further broken down in **TABLE 2.1** below.

**TABLE 2.1 – KEY ASSUMPTIONS BROKEN INTO SUB-ASSUMPTIONS**

KEY ASSUMPTIONS	SUB-ASSUMPTIONS
Square Feet Assumptions	<ul style="list-style-type: none"><li>• Anticipated development size</li><li>• Type of development</li><li>• Businesses coming to the area</li></ul>
Sales Per Square Feet Assumptions	<ul style="list-style-type: none"><li>• Comparable businesses/development</li></ul>
Assessed Land Value Assumptions	<ul style="list-style-type: none"><li>• County Assessor information</li><li>• Future land appreciation growth rates</li></ul>
Employment and Income Metric Assumptions	<ul style="list-style-type: none"><li>• Number of employees within Study Area</li><li>• Estimated annual wages subject to income tax</li></ul>

These figures above provide a basic overview of the Key Assumptions with their respective numbers that were used to generate the analysis. Please reference **APPENDIX A** for a more detailed presentation of the key assumptions.

### MARKET VALUE CALCULATIONS

Future market values for commercial development were calculated by using a \$/SF assumption within the Model. By multiplying this assumption by building square footage, a market value and taxable (assessed) value was derived. To account for personal property values, LRB utilized a percentage (%) of taxable/market value of appropriate commercial development comparables. The combination of these two numbers (taxable (assessed) market value and personal property) is Total Taxable (Assessed) Value. **TABLE 2.2** below demonstrates these calculations.

**TABLE 2.2 – MARKET VALUE CALCULATIONS (COMMERCIAL)**

MARKET VALUE CALCULATIONS (COMMERCIAL)						
DEVELOPMENT	BUILDING SF	\$/SF	MARKET VALUE	PERSONAL PROP. %	PERSONAL PROP. VALUE	TOTAL TAXABLE VALUE
Smith's Marketplace	123,000	120	\$14,760,000	15%	\$2,214,000	\$16,974,000
McDonalds	4,597	250	1,149,250	15%	172,388	1,321,638
Multi-Tenant A	8,115	250	2,028,750	15%	304,313	2,333,063
Multi-Tenant B	7,840	250	1,960,000	15%	294,000	2,254,000
Financial Institution	N/A	250	N/A	15%	N/A	N/A
Smith's Fuel Center	N/A	250	N/A	15%	N/A	N/A
Pad B-1	5,440	250	1,360,000	15%	204,000	1,564,000
Pad B-2	6,640	250	1,660,000	15%	249,000	1,909,000
Pad B-3	6,640	250	1,660,000	15%	249,000	1,909,000
<b>TOTAL</b>	<b>162,272</b>		<b>\$24,578,000</b>		<b>\$3,636,700</b>	<b>\$28,264,700</b>

Future market values of residential development were calculated by using market value per unit figure. That number was then reduced by 45% (the Residential Exemption) to arrive at Total Taxable (Assessed) Value. **TABLE 2.3** further demonstrates these calculations.

**TABLE 2.3 – MARKET VALUE CALCULATIONS (RESIDENTIAL)**

MARKET VALUE CALCULATIONS (RESIDENTIAL)					
DEVELOPMENT	UNITS	SITE SF	MARKET VALUE/UNIT	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
¼ Acre Lots	11	120,921	\$600,000	45%	\$2,970,000
½ Acre Lots	16	359,167	750,000	45%	5,400,000
PUD (Townhomes/Condos)	90	660,151	425,000	45%	17,212,500
<b>TOTAL</b>	<b>117</b>	<b>1,140,239</b>			<b>\$25,582,500</b>

The Total Taxable (Assessed) Value of the Development upon completion of all referenced components equals **\$53.8M**. This figure was used to estimate the relative and proportional amount of property tax to be generated by this Development.

### SALES AND INCOME TAX MODEL ASSUMPTIONS

To more correctly anticipate Sales Tax and Income Tax, LRB used a variety of assumptions to project future employment of Smith's Marketplace and other retail locations. Smith's is projected to have **120** full-time employees, each paid on average of \$24 an hour, with **80** part-time employees, each paid an average of \$17.50 an hour. In terms of retail, LRB believes that the retail portion of the mixed-use development will have **50** full-time employees, paid an average of \$20 an hour, and **50** part-time employees, paid an average of \$16.50 an hour. These calculations are shown in **TABLE 2.4** below. It is presented in 2033 numbers given that this is when most employment will reach stabilization.

**TABLE 2.4 – TAXABLE WAGES**

TAXABLE WAGES (2033)							
DEVELOPMENT	FULL-TIME	FT WAGE	PART TIME	PT WAGE	FT TOTAL	PT TOTAL	TOTAL
Smith's Marketplace	120	\$27.15	50	\$19.80	\$6,777,588	\$1,647,330	\$9,130,917
Other Retail	50	22.63	50	18.67	2,353,329	970,748	2,618,079
<b>TOTAL</b>	<b>170</b>		<b>100</b>		<b>\$9,130,917</b>	<b>\$2,618,079</b>	<b>\$11,748,995</b>

By using a sales per SF assumption, annual sales have been calculated for each piece of development. **TABLE 2.5** further illustrates these assumptions. These numbers are all presented as of 2031, when all development is expected to be completed. Thus, at stabilization, the Development is anticipated to generate **\$40.8M** of annual gross taxable sales.

**TABLE 2.5 – GROSS TAXABLE SALES CALCULATIONS**

MARKET VALUE CALCULATIONS (RESIDENTIAL)		
DEVELOPMENT	\$/SF	GROSS SALES (2031)
Smith's Marketplace	200	\$26,491,509
McDonalds	600	2,970,280
Multi-Tenant A	300	2,621,690
Multi-Tenant B	300	2,532,847
Pad B-1	325	1,857,505
Pad B-2	325	2,211,950
Pad B-3	325	2,158,000
<b>TOTAL</b>		<b>\$40,843,781</b>

## MUNICIPAL ENERGY TAX

Municipal Energy Tax was calculated by using a dollar amount per square foot per month or (\$/SF/Mo.). For Electricity this was **\$0.20** and for Natural Gas it was **\$0.14**. This was then multiplied by building square footage to get to a monthly and ultimately an annual tax for electricity and natural gas. Both of which were assessed at a **6%** tax rate. Annually, this tax amounts to **\$30,110** to Hooper City. Over the 2028 to 2049 period, when this tax is evaluated, it amounts to **\$662,429**.

## RESIDENT AND STUDENT GROWTH ASSUMPTIONS

Intuitively, with the **117** residential units to be constructed, residents are expected to increase in the area. When all residential is built out by 2029, it is expected that **310** new residents will call Hooper City their home. As a result of that increase, it is expected that at least **15** new students will enroll in local schools. Overall, these new residents and students will add to Hooper's growing population base and contribute to local spending as well as the costs of public services. **TABLE 2.6** shows how residents and students were calculated.

**TABLE 2.6 – RESIDENT AND STUDENT GROWTH**

RESIDENT AND STUDENT GROWTH					
DEVELOPMENT	PEOPLE/HOUSEHOLD	# OF UNITS	TOTAL RESIDENTS	% STUDENTS	TOTAL STUDENTS
¼ Acre Lots	3.4	11	37.4	5%	2
½ Acre Lots	3.25	16	52.0	5%	2
PUD (Townhomes/Condos)	2.45	90	220.5	5%	11
<b>TOTAL</b>		<b>117</b>	<b>310</b>		<b>15</b>

## FISCAL IMPACT COST ASSUMPTIONS

To correctly determine the fiscal costs that each of the taxing entities would incur as a result of the Development, LRB used several assumptions. By examining the financial statements of Hooper City, Weber County, and the State of Utah, multiple line-item expenses were evaluated. Utilizing the traditional governmental service categories and specifically examining these expenditures in proportion to overall Assessed Value, an allocation cost-ratio was obtained. This allocation cost-ratio is then applied to the increase in assessed value (from the Development) and is then multiplied by a cost per dollar of Assessed Value metric to determine a relative public services cost allocation

amount associated with the Development. Each of these costs are added together to arrive at a total cost per taxing entity to provide on-going municipal and local government services. **APPENDIX A** shows these assumptions and calculations in more depth.

## HOOPER CITY COST OF SERVICES

It was determined that Hooper City would incur the following costs of servicing the Development over the period of 2025-2049. The total cost is estimated at **\$6.8M**.

**TABLE 2.7**

HOOOPER CITY COST OF SERVICES (2025-2049)		
	TOTAL	NPV @ 4%
Tax Increment (City Portion)	\$198,090	\$126,347
Public Safety	1,653,464	919,881
Public Works	1,832,191	1,019,305
Parks and Recreation	1,474,690	820,416
General Government	1,703,710	947,827
<b>Total</b>	<b>\$6,862,145</b>	<b>\$3,833,777</b>

## WEBER COUNTY COST OF SERVICES

It was determined that Weber County would incur the following costs of servicing the Development over the period of 2025-2049. The total cost is estimated at **\$3.3M**.

**TABLE 2.8**

WEBER COUNTY COST OF SERVICES (2025-2049)		
	TOTAL	NPV @ 4%
CRA Tax Increment (County Portion)	\$1,326,792	\$846,262
Public Safety	1,117,773	618,449
Public Health and Welfare	57,633	31,887
Conservation and Development	16,959	9,383
General Government	763,510	422,435
<b>Total</b>	<b>\$3,282,667</b>	<b>\$1,928,416</b>

## STATE OF UTAH COST OF SERVICES

It was determined that the State of Utah would incur the following costs of servicing the Development over the period of 2025-2049. The total cost is estimated at **\$53.10M**.

**TABLE 2.9**

STATE OF UTAH COST OF SERVICES (2025-2049)		
	TOTAL	NPV @ 4%
CRA Tax Increment (Other Entities)	\$4,522,372	\$2,884,486
General Government	3,168,811	1,756,658
Health and Human Services	15,659,867	8,681,087
Public Safety, Corrections and Courts	2,784,207	1,543,432
Education	19,110,019	10,593,687
Transportation	3,397,341	1,892,529
Other	4,457,497	2,483,101
<b>Total</b>	<b>\$53,100,114</b>	<b>\$29,834,979</b>

\*While not from the State, the "CRA Tax Increment (Other Entities)" comes from Weber County School District, Weber Basin Water Conservancy District, Weber County Mosquito Abatement District, Weber Fire District, and Weber Area Dispatch 911 and Emergency Services.

## SECTION 3

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# FISCAL IMPACT (COST/BENEIFT) ANALYSIS OVERVIEW



## SECTION 3: FISCAL IMPACT (COST/BENEFIT) ANALYSIS OVERVIEW



### OVERVIEW OF FISCAL IMPACT

Fiscal Impact, as opposed to Economic Impact, is a more refined approach to calculating the monetary impact that economic activity has on taxing entities. Governmental agencies such as cities, counties, and states have the right to tax economic activity. In this analysis, LRB is looking at the Fiscal Impact on *Hooper City, Weber County, and the State of Utah*. Taxes, for the purpose of this study, appear in the form of sales, franchise/excise, income and property taxes. Fiscal Impact is a dollar amount of real cash expected to be received by taxing entities. LRB has calculated an overall Fiscal Impact, Costs, and Net Fiscal Impact for all effected governmental agencies of the Study Area to further the primary purpose of this report, as referenced in the Executive Summary, which is to: *"...illustrate to related parties that the fiscal benefits outweigh the costs, creating a net fiscal benefit for the Study Area."* LRB has elected to use a Net Present Value Analysis to validate the Investment opportunity presented to the City, County, and State

### FISCAL IMPACT

Fiscal Impact, in this study, is presented in (1) the total governmental revenues (Fiscal Revenues/Benefits), (2) total governmental expenses (Fiscal Costs), or all costs incurred by the entities in supporting this Development. Finally, (3) Net Fiscal Impact is presented, which is Fiscal Revenues minus Fiscal Costs (Expenses). This illustrates the Net Benefit or Impact to the taxing entities involved.

**TABLE 3.1 – FISCAL IMPACT**

FISCAL IMPACT (REVENUES, EXPENSES, AND NET FISCAL IMPACT)		
	TOTAL	NPV @ 4%
Revenues generated from Development	\$84,739,070	\$47,405,816
Expenses related to Development*	63,244,926	35,597,172
<b>NET FISCAL IMPACT</b>	<b>\$21,494,144</b>	<b>\$11,808,644</b>

\*Expenses include Tax increment for the CRA.

### BREAKDOWN OF TAX COMPONENTS

**TABLE 3.2** gives a breakdown of tax components found throughout the remainder of the report. This will include taxing entities, types of tax with explanation, and respective tax rates. Additionally, the table will present projected dollars collected through each type of tax from 2025-2049.



**TABLE 3.2 – TAX COMPONENTS**

SALES TAX COMPONENTS			
TYPE OF TAX	DESCRIPTION	TAX RATE	\$ AMOUNT
Sales Tax	Tax imposed on Sales	Various rates listed below	
City Local Option	City's Tax	1.0%	\$10,826,487
City Transit Option	City's Tax	0.25%	2,706,622
County Option	County's Tax	0.25%	2,706,622
State Option	State's Tax	4.75%	51,425,815
Income Tax	State's Tax	4.25%	13,611,426
Municipal Energy Tax Revenue	Tax imposed on Energy	Various rates listed below	
Electric Consumption	City's Tax	6.0%	389,664
Natural Gas Consumption	City's Tax	6.0%	272,765
PROPERTY TAX COMPONENTS*			
TAXING ENTITY	DESCRIPTION	TAX RATE	\$ Amount
Weber County	County's Tax	0.1929%	2,435,978
Weber County School District	Separate Entity	0.5088%	6,425,224
Hooper City	City's Tax	0.0288%	363,692
Weber Basin Water Conservancy District	Separate Entity	0.0154%	194,474
Weber County Mosquito Abatement District	Separate Entity	0.0068%	85,872
Weber Fire District	Separate Entity	0.1058%	1,336,063
Weber Area Dispatch 911 and Emergency Services	Separate Entity	0.0173%	218,468
Weber Fire District	Separate Entity	0.0034%	42,936
<b>TOTAL</b>			<b>\$93,042,106*</b>

\*Property Tax Rates are as of 2023.

\*This table includes many entities that have not been included in the calculation of Net Fiscal Impact – This accounts for the discrepancy between the Revenues in Table 3.1 and the Revenues presented in Table 3.2 above.

## NPV ANALYSIS

LRB has utilized a **NET PRESENT VALUE ANALYSIS** to evaluate this Development. NPV is a tool used in financial analysis to assess the viability of an investment and is measured in present value monies. These values are net of all initial outlay or initial investments. In this case, the Investment comes in the form of tax increment, maintenance, and other services from Hooper City, Weber County, and the State of Utah. LRB has completed an NPV analysis for each of these entities and is further described in **SECTION 4**, **SECTION 5**, and **SECTION 6**. The higher the NPV, the better the project is for the related entity. For example, NPV is shown in the last column of **TABLE 3.1**.

## SECTION 4

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### FISCAL BENEFIT RELATED TO HOOPER CITY

## SECTION 4: FISCAL BENEFIT RELATED TO HOOPER CITY



### HOOPER CITY

Smith's Marketplace and Mixed-Use and Residential Development will significantly enhance Hooper City's vitality and economic prospects. This Development will create a vibrant hub of activity, offering residents convenient access to essential services and amenities within walking and short driving distance of their homes. The grocery store will serve as an anchor, attracting foot traffic and complementary businesses, while the shopping area will provide diverse retail options, keeping consumer spending local and stimulating job creation. The residential component will add to the city's housing stock, potentially attracting new residents and increasing the tax base. This type of development can foster a stronger sense of community, improve walkability, and potentially increase property values in surrounding areas.

**TABLE 4.1 – FISCAL IMPACT (HOOPER CITY)**

FISCAL IMPACT (HOOPER CITY)		
	TOTAL	NPV @ 4%
Revenues generated from Development	\$14,559,230	\$8,162,076
Expenses related to Development*	6,862,145	3,833,777
<b>NET FISCAL IMPACT</b>	<b>\$7,697,085</b>	<b>\$4,328,299</b>

\*Includes \$198,090 of property tax increment for the CRA.

Total Fiscal Revenues (Benefits) to Hooper City are estimated to be **\$14.6M** while total Fiscal Costs (Expenses) are estimated to be **\$6.9M**, leaving a significant net Fiscal benefit of **\$7.7M** for the City. The Fiscal Revenues (Benefits) refer to property tax, sales tax, and other taxes that are collected by Hooper City. Fiscal Costs (Expenses) refer to costs the City incurs while providing necessary services to the Development such as public safety, public works, forgone property tax increment, and general government administration.

### NPV ANALYSIS

LRB has included an NPV Analysis for Hooper's consideration. Using the assumptions below in **TABLE 4.2**, it has been concluded that the NPV for Hooper City is **\$4.3M** from 2025-2049 as it relates to this Development.

**TABLE 4.2 – NET PRESENT VALUE ANALYSIS (HOOPER CITY)**

NET* PRESENT VALUE ANALYSIS (HOOPER CITY)	
Revenues generated from Development	\$8,162,076
Expenses related to Development	3,833,777
<b>NET CASH INFLOW (OUTFLOW)</b>	<b>\$4,328,299</b>

\*NPV was calculated using a discount rate of 4%.

The NPV Analysis takes Fiscal Revenues and Fiscal Costs (Expenses) from **TABLE 4.1** and views them from the perspective of cash flows. By accounting for the timing of these cash flows, NPV assigns a value for these cash flows in today's dollars. Inflows of **\$8.2M** offset outflows of **\$3.8M**, ultimately generating a Net Present Value or Net Cash inflow of **\$4.3M** to Hooper City. At its core, this metric gives us an idea of the net cash Hooper City will have generated for itself by pursuing the Development.

## COMPONENTS OF FISCAL IMPACT

Fiscal Impact is derived from measuring the total sales tax revenue and property tax revenue within an area during a certain period of time. In Hooper City, this comes in the form of sales tax, property tax, and other forms of tax (primarily municipal energy tax applied to electricity and natural gas consumption). **FIGURE 4.1** breaks down the components of Fiscal Impact in Hooper City.

**FIGURE 4.1 – COMPONENTS OF NET FISCAL IMPACT IN HOOPER CITY**



## SECTION 5

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# FISCAL BENEFIT RELATED TO WEBER COUNTY



## SECTION 5: FISCAL BENEFIT RELATED TO WEBER COUNTY



### WEBER COUNTY

Weber County is experiencing significant growth and development, with a focus on creating strong communities. The County is actively implementing its Western Weber General Plan, which aims to guide future development and accommodate a projected population increase. Mixed-use projects are at the forefront of this growth strategy, combining residential, commercial, and sometimes industrial spaces to create vibrant, interconnected neighborhoods. These developments offer residents the convenience of living near workplaces, shops, and amenities, potentially reducing reliance on personal vehicles. While pursuing these development goals, Weber County is also focusing on improving infrastructure and transportation networks, including new roads and pathways. The Smith's Marketplace and Mixed-Use and Residential Development will be a great step for the County to further its purposes.



**TABLE 5.1 – FISCAL IMPACT (WEBER COUNTY)**

FISCAL IMPACT (WEBER COUNTY)		
	TOTAL	NPV @ 4%
Revenues generated from Development	\$5,142,600	\$2,943,904
Expenses related to Development*	3,282,667	1,928,416
<b>NET FISCAL IMPACT</b>	<b>\$1,859,934</b>	<b>\$1,015,488</b>

\*Includes \$1,326,792 of property tax increment for the CRA.

Total Fiscal Revenues (Benefits) to Weber County are estimated at **\$5.1M** while total Fiscal Costs (Expenses) are estimated at **\$3.3M**, leaving a significant net impact of **\$1.9M** for the County. The Fiscal Revenues refer to property tax, sales tax, and other taxes that are collected by Weber County. Fiscal Costs (Expenses) refer to costs the County incurs while providing necessary services to the Development such as public safety, public works, forgone property tax increment, and general government administration.

## NPV ANALYSIS

LRB has included an NPV Analysis for the County's consideration. Using the assumptions below in [TABLE 5.2](#), it has been concluded that the NPV for Weber County is **\$1M** from 2025-2049.

**TABLE 5.2 – NET PRESENT VALUE ANALYSIS (WEBER COUNTY)**

NET* PRESENT VALUE ANALYSIS (WEBER COUNTY)	
Revenues generated from Development	\$2,943,904
Expenses related to Development	1,928,416
<b>NET CASH INFLOW (OUTFLOW)</b>	<b>\$1,015,488</b>

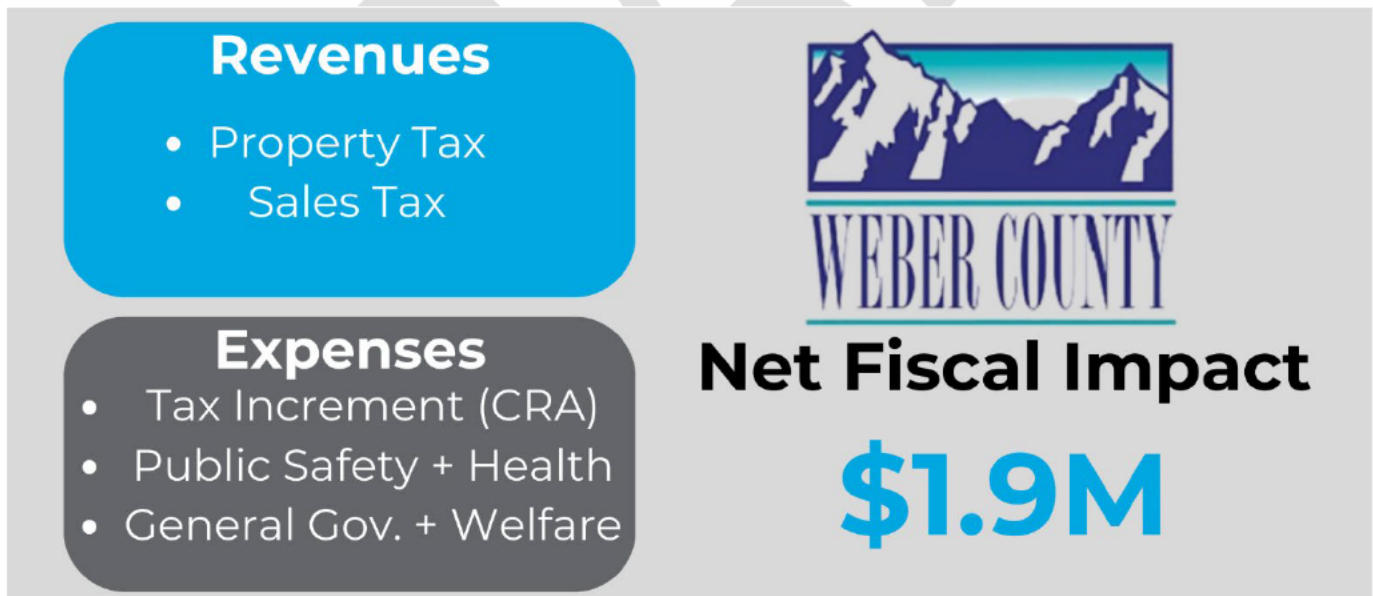
\*NPV was calculated using a discount rate of 4%.

The NPV Analysis takes Fiscal Revenues and Fiscal Costs (Expenses) from [TABLE 5.1](#) and views them from the perspective of cash flows. By accounting for the timing of these cash flows, NPV assigns a value for these cash flows in today's dollars. Inflows of **\$2.9M** offset outflows of **\$1.9M**, ultimately generating a Net Present Value or Net Cash inflow of **\$1M** to Weber County. At its core, this metric gives us an idea of the net cash Weber County will have generated for itself by pursuing the Development.

## COMPONENTS OF FISCAL IMPACT

Fiscal Impact is derived from measuring the total sales revenue and property value within an area during a certain period of time. In Weber County, this comes in the form of sales tax, property tax, and other forms of tax. [FIGURE 5.1](#) breaks down the components of Fiscal Impact in Weber County.

**FIGURE 5.1 – COMPONENTS OF FISCAL IMPACT IN WEBER COUNTY**



## SECTION 6

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FISCAL BENEFIT RELATED TO THE STATE OF UTAH



## SECTION 6: FISCAL BENEFIT RELATED TO THE STATE OF UTAH



### THE STATE OF UTAH

The State of Utah stands to gain significantly from a new mixed-use development in Hooper City, which will include a grocery store, residential units, and retail shopping. This Development aligns with Utah's goals for sustainable growth and economic development, addressing the needs of Hooper's expanding population. The development will create jobs, increase tax revenue, and promote local business growth, contributing to the state's overall economic health. It also exemplifies smart growth principles by combining residential and commercial spaces, potentially reducing sprawl and preserving the area's rural character. By improving quality of life through increased convenience and community-building opportunities, this Development not only benefits Hooper City but also enhances Utah's reputation as an attractive place to live and work. This Development serves as a model for balanced growth across the State, demonstrating how thoughtful planning can address population growth challenges while fostering economic prosperity.



**TABLE 6.1 – FISCAL IMPACT (STATE OF UTAH)**

FISCAL IMPACT (STATE OF UTAH)		
	TOTAL	NPV @ 4%
Revenues generated from Development	\$65,037,240	\$36,299,836
Expenses related to Development*	53,100,114	29,834,979
<b>NET FISCAL IMPACT</b>	<b>\$11,937,126</b>	<b>\$6,466,857</b>

\*Includes \$4,522,372 of property tax increment for the CRA. While not from the State, this increment comes from Weber County School District, Weber Basin Water Conservancy District, Weber County Mosquito Abatement District, Weber Fire District, and Weber Area Dispatch 911 and Emergency Services.

Total Fiscal Revenues (Benefits) to the State of Utah are estimated at **\$65M** while total Fiscal Costs (Expenses) are estimated at **\$53.1M**, leaving a net impact of **\$11.9M** for the State. The Fiscal Revenues refer to sales tax, income tax and other taxes that are collected by the State of Utah. Fiscal Costs (Expenses) refer to costs the State incurs while providing necessary services to the Development such as General Government, Public Safety, Corrections, and Courts, Transportation, Health and Human Services, Education, and several others.

## NPV ANALYSIS

LRB has included an NPV Analysis for the State's consideration. Using the assumptions below in **TABLE 6.2**, it has been concluded that the NPV for the State of Utah is **\$6.6M** from 2025-2049.

**TABLE 6.2 – NET PRESENT VALUE ANALYSIS (STATE OF UTAH)**

NET* PRESENT VALUE ANALYSIS (STATE OF UTAH)	
Revenues generated from Development	\$36,299,836
Expenses related to Development*	29,834,979
<b>NET CASH INFLOW (OUTFLOW)</b>	<b>\$6,646,857</b>

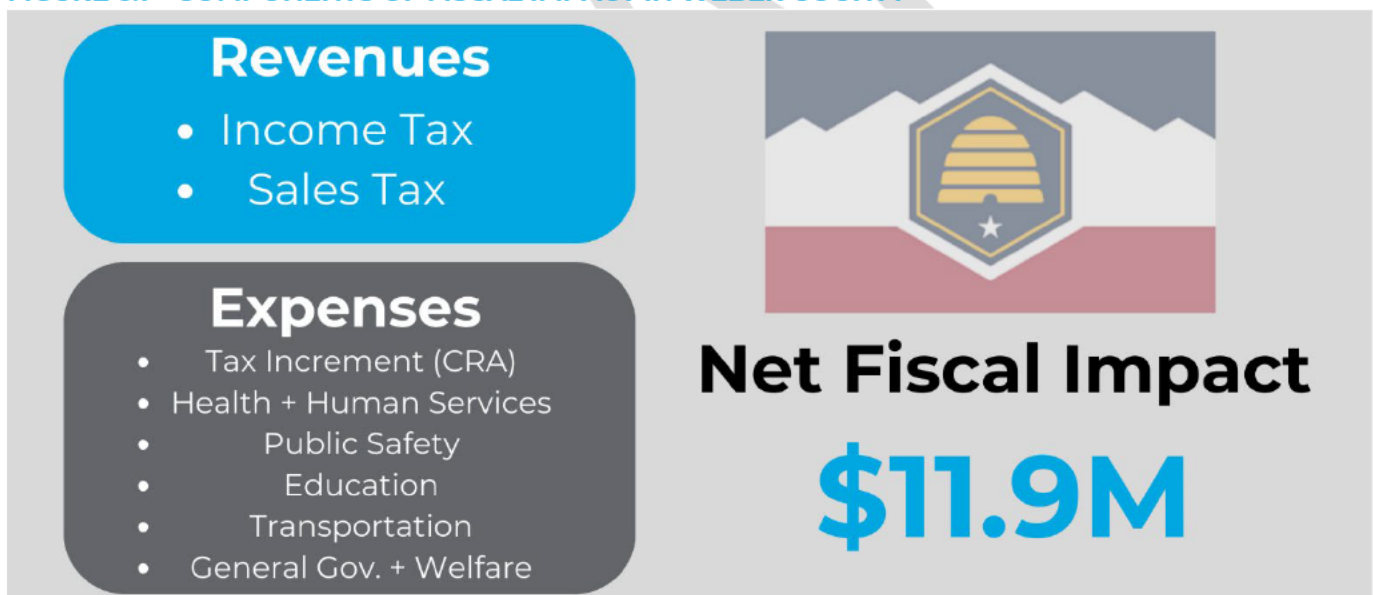
\*NPV was calculated using a discount rate of 4%.

The NPV Analysis takes Fiscal Revenues and Fiscal Costs (Expenses) from **TABLE 6.1** and views them from the perspective of cash flows. By accounting for the timing of these cash flows, NPV assigns a value for these cash flows in today's dollars. Inflows of **\$36.3M** offset outflows of **\$29.8M**, ultimately generating a Net Present Value or Net Cash inflow of **\$6.6M** to the State of Utah. At its core, this metric gives us an idea of the net cash that the State of Utah will have generated for itself by pursuing the Development.

## COMPONENTS OF FISCAL IMPACT

Fiscal Impact is derived from measuring the total sales revenue and property value within an area during a certain period of time. In the State of Utah, this comes in the form of sales tax, income tax, and other forms of tax. **FIGURE 6.1** breaks down the components of Fiscal Impact in the State of Utah.

**FIGURE 6.1 – COMPONENTS OF FISCAL IMPACT IN WEBER COUNTY**



\*While not from the State, the "Tax Increment (CRA)" comes from Weber County School District, Weber Basin Water Conservancy District, Weber County Mosquito Abatement District, Weber Fire District, and Weber Area Dispatch 911 and Emergency Services.



## SECTION 7

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# COMMUNITY REINVESTMENT AREA IN HOOPER CITY

## SECTION 7: COMMUNITY REINVESTMENT AREA IN CITY

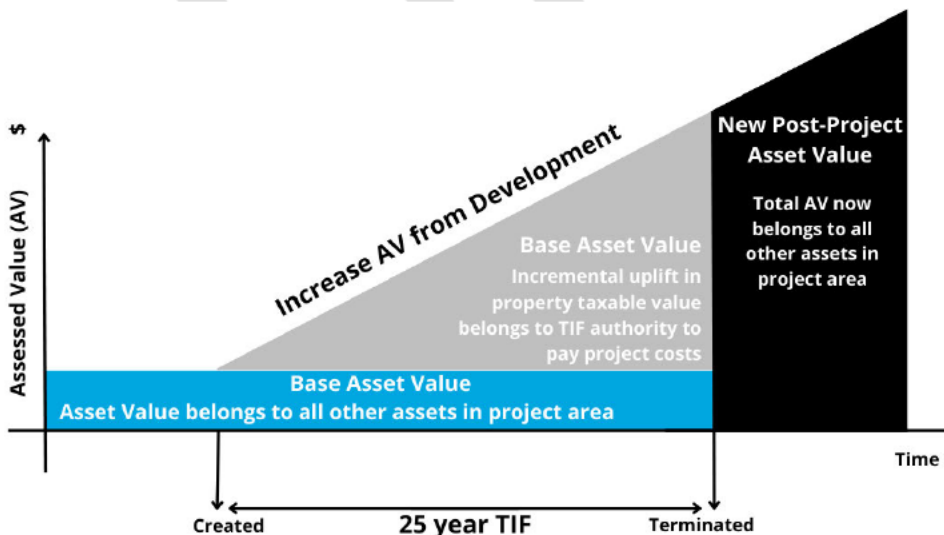
### OVERVIEW OF COMMUNITY REINVESTMENT AGENCY

A Community Reinvestment Agency or CRA is a government agency (the "Agency"), created through local legislation (Title 17C of Utah State Code), that allows an Agency to create a community reinvestment project area ("CRA") within a specific geographic area located in the boundaries of the Agency (the Agency's boundaries are coterminous with the City's boundaries). The CRA is created through the formation of a Project Area Plan and Budget and interlocal agreements between participating taxing entities and the Agency. The CRA also serves as a public finance tool to divert portions of new incremental taxes (property tax, sales tax, or other) to the Agency for purposes of incentivizing, encouraging, and assisting the development of the CRA. Often the Agency enters into participation agreements with landowners, developers, or other interested parties in efforts to spur economic development. Frequently, public infrastructure and improvements are the purpose of these CRAs. The participation comes in the form of a portion of the incremental "tax increment" collected with the CRA and authorized to be used in accordance with Title 17C and the interlocal agreements with taxing entities. In many cities and counties throughout Utah, CRAs have resulted in the development of retail shopping areas, large company headquarters and factories, mixed-use developments with residential, commercial and office, and community recreation areas. All of these have brought revitalization, job creation, and increased tax base to these participating communities.

### TAX INCREMENT FINANCING

Tax Increment Financing or TIF is a tool utilized by many municipalities to incentivize local economic development. When a CRA is created, it is assigned a Base Value. This Base Value is usually the value of the property or existing development within the area. When businesses come and develop within the CRA, new buildings and infrastructure will increase the overall assessed value of the CRA. The new total assessed value, minus the Base Value, will yield an incremental value. This incremental value is then taxed, and the taxing entities have the right to choose how much of this tax increment will be refunded to the businesses which have developed within the CRA. This obviously serves as an incentive to developers, offering a decrease in tax liability, making potentially difficult projects more feasible.

FIGURE 7.1 – TAX INCREMENT FINANCING



**TABLE 7.1 – TAX INCREMENT FINANCING MODEL**

TIF MODEL (2025-2049)		
CUMULATIVE TAXABLE VALUE		
	TOTAL	
Smith's Marketplace	\$17,702,280	
McDonalds	1,425,411	
Multi-Tenant A	2,399,639	
Multi-Tenant B	2,320,576	
Financial Institution	82,605	
Smith's Fuel Center	64,193	
Pad B-1	1,632,235	
Pad B-2	1,977,235	
Pad B-3	2,010,109	
1/4 Acre Lots SFDU	3,151,382	
1/2 Acre Lots SFDU	5,938,751	
PUD (Townhomes/Condos)	18,202,727	
Base Value	(3,059,959)	
TOTAL	\$53,847,181	
INCREMENTAL TAX RATE & ANALYSIS		
ENTITY	TAX RATE	
Weber	0.001929	
Weber County School District	0.005088	
Hooper City	0.000288	
Weber Basin Water Conservancy District	0.000154	
Weber County Mosquito Abatement District	0.000068	
Weber Fire District	0.001058	
Weber Area Dispatch 911 and Emergency Services	0.000173	
Weber Fire District	0.000034	
PROPERTY TAX REVENUES		
ENTITY	TOTAL	NPV @ 4%
Weber	\$2,435,978	\$1,431,602
Weber County School District	6,425,224	3,776,045
Hooper City	363,692	213,738
Weber Basin Water Conservancy District	194,474	114,291
Weber County Mosquito Abatement District	85,872	50,466
Weber Fire District	1,336,063	785,192
Weber Area Dispatch 911 and Emergency Services	218,468	128,391
Weber Fire District	42,936	25,233
TOTAL	\$11,102,706	\$6,524,958
PROPERTY TAX PARTICIPATION RATES		
ENTITY	RATE	
Weber County School District	75%	
Hooper City	75%	
Weber Basin Water Conservancy District	75%	
Weber County Mosquito Abatement District	75%	
Weber Fire District	75%	
Weber Area Dispatch 911 and Emergency Services	75%	
Weber Fire District	75%	
PROPERTY TAX INCREMENT FOR BUDGET		

ENTITY	TOTAL	NPV @ 4%
Weber	\$1,326,792	\$846,262
Weber County School District	3,499,594	2,232,131
Hooper City	198,090	126,347
Weber Basin Water Conservancy District	105,923	67,561
Weber County Mosquito Abatement District	46,771	29,832
Weber Fire District	727,706	464,150
Weber Area Dispatch 911 and Emergency Services	118,992	75,896
Weber Fire District	23,386	14,916
<b>TOTAL</b>	<b>\$6,047,254</b>	<b>\$3,857,095</b>
<b>SOURCES OF FUNDS</b>		
Tax Increment Revenue to Agency	6,047,254	3,857,095
<b>TOTAL</b>	<b>\$6,047,254</b>	<b>\$3,857,095</b>
<b>USES OF FUNDS</b>		
Redevelopment Activities 85%	\$5,140,166	\$3,278,530
Housing 10%	604,725	385,709
Administration 5%	302,363	192,855
<b>TOTAL</b>	<b>\$6,047,254</b>	<b>\$3,857,095</b>

Based on the figures presented in **TABLE 7.1** above, this analysis assumes that **\$6.0M** of incremental property tax revenue may be diverted to the Agency and used to finance/reimburse the costs associated with the East Area Sewer Lift Station and related public infrastructure. Greater detail and calculations are presented and included in the **APPENDICES** to this report.

CONCLUSIONS



# SECTION 8: CONCLUSIONS

## REVIEW OF PURPOSE OF THE NET FISCAL IMPACT ANALYSIS

By way of review, the goals and objectives of these analyses are “**(1) illustrate to related parties that the fiscal benefits outweigh the costs, creating a net fiscal benefit for the Study Area and (2) demonstrate that the creation of a CRA will be beneficial to the Study Area in order to promote the Development.**” LRB has demonstrated the validity of each of these goals and objectives through several analyses, research, and presentation. The subsequent paragraphs will explain the validity of each goal and objective further.

### **(1) ILLUSTRATE TO RELATED PARTIES THAT THE FISCAL BENEFITS OUTWEIGH THE COSTS, CREATING A NET FISCAL BENEFIT FOR THE STUDY AREA**

Based on the detailed review of the site plan, anticipated construction value and associated taxable value created by the Project, the increased economic value of employment, wages and earnings, taxable sales, other economic output, and additional population gain within the area; and evaluating the increase in the costs of public services offered and provided by local governments related to this Project; and the concept of utilizing Community Reinvestment Area creation and tax increment financing to off-set system improvements to the sewer system (sewer pump station); it is the conclusion of this analysis that the proposed Smith's Marketplace and Mixed Use Residential Project is of significant fiscal **NET** benefit to each of the local governments, namely Hooper City, Weber County, and the State of Utah. On a more limited basis, we have evaluated the additional fiscal revenues that would be associated with this Project that would be derived by the other taxing entities and have concluded it would be beneficial to each of those entities as well.

### **(2) DEMONSTRATE THAT THE CREATION OF A CRA WILL BE BENEFICIAL TO THE STUDY AREA IN ORDER TO PROMOTE THE DEVELOPMENT**

LRB's evaluation of the potential feasibility of the Smith's Marketplace and Mixed-Use Residential Development Project involved the review and consideration of public infrastructure, site planning, land acquisition and entitlements, and other capital costs necessary to accommodate the Project. Based on this comprehensive review, it was determined that there is one particular local government public infrastructure cost that is a barrier to development. That infrastructure component is a sewer lift station and related improvements to enhance the capacity to serve the Project and surrounding areas. In order to evaluate the feasibility of the project financing of this Project, LRB considered the approximate **\$2.3-2.7M** cost of a sewer lift station and determined that the creation of a Community Reinvestment Area and utilization of tax increment financing would greatly increase the financial feasibility of this Project being constructed and adequately funded. If with the additional contribution and participation with the various taxing entities property tax (or sales tax), which is defined herein as “Tax Increment”, the Fiscal **NET** Benefit is still maintained and produces significant **NET** benefit to the taxing entities.





APPENDIX A – ASSUMPTIONS  
PRO FORMA ASSUMPTIONS

Land Value				Total Taxable Value (Assessed) Land
Smith's Marketplace Retail Space	485,520	11.146	\$ 1.50	\$ 728,280
Residential Fuel Station	414,201	9.509	\$ 1.50	621,302
	1,140,239	26.176	\$ 1.50	1,710,359
Totals	2,039,960	46.831		\$ 3,059,940

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Commercial	Bldg. SF	Site SF	Acres	Parking Stalls	\$/SF	Market Value	Personal Property Est. Assessed	P.P. Estimated	Total Taxable
							Valuation (%)	Assessed Value	(Assessed) Value
Smith's Marketplace	123,000	485,507	11.146	598	\$ 120.00	\$ 14,760,000	15%	\$ 2,214,000	\$ 16,974,000
McDonalds	4,597	69,182	1.588	51	\$ 250.00	1,149,250	15%	172,388	1,321,638
Multi-Tenant A	8,115	44,384	1.019	48	\$ 250.00	2,028,750	15%	304,313	2,333,063
Multi-Tenant B	7,840	44,384	1.019	48	\$ 250.00	1,960,000	15%	294,000	2,254,000
Financial Institution		55,070	1.264	51	\$ 250.00	-	15%	-	-
Smith's Fuel Center		42,795	0.982		\$ 250.00	-	15%	-	-
Pad B-1	5,440	45,490	1.044	60	\$ 250.00	1,360,000	15%	204,000	1,564,000
Pad B-2	6,640	45,490	1.044	61	\$ 250.00	1,660,000	15%	249,000	1,909,000
Pad B-3	6,640	67,406	1.547	107	\$ 250.00	1,660,000	15%	249,000	1,909,000
Totals	162,272	899,708	20.654	1,024		\$ 24,578,000		\$ 3,686,700	\$ 28,264,700

Residential	No. Units	Site SF	Acres	Mkt. Value/Unit	Market Value	Personal Property Est. Assessed	P.P. Estimated	Residential	Taxable
						Valuation (%)	Assessed Value	Exemption	(Assessed) Value
1/4 Acre Lots SFDU	11	120,921	2.776	\$ 600,000	\$ 6,600,000	0%	\$ -	45%	\$ 2,970,000
1/2 Acre Lots SFDU	16	359,167	8.245	\$ 750,000	12,000,000	0%	-	45%	5,400,000
PUD (Townhomes/Condos)	90	660,151	15.155	\$ 425,000	38,250,000	0%	-	45%	17,212,500
Totals	117	1,140,239	26.176		\$ 56,850,000		\$ -		\$ 25,582,500

TOTALS:	2,039,947	46.831		\$ 81,428,000		\$ 53,847,200
TOTAL TAXABLE (ASSESSED) VALUATIONS:						\$ 56,907,140





## TIF ASSUMPTIONS

Assumptions	
Discount Rate	4%
Base Year Value	(3,059,959)
Redevelopment Activities %	85%
Housing %	10%
Administration %	5%

## COST ASSUMPTIONS – CITY

Assumptions - Public Safety		Assumptions - Public Works		Assumptions - Parks and Recreation		Assumptions - General Government	
Cost per \$ Assessed	\$ 0.0009135	Cost per \$ Assessed	\$ 0.0010122	Cost per \$ Assessed	\$ 0.0008147	Cost per \$ Assessed	\$ 0.000941
Inflation (CCI)	3.500%	Inflation (CCI)	3.500%	Inflation (CCI)	3.500%	Inflation (CCI)	3.500%
Assessed Value (2023)	1,012,638,636	Assessed Value (2023)	1,012,638,636	Assessed Value (2023)	1,012,638,636	Assessed Value (2023)	1,012,638,636
Public Safety Expenses	925,000	Public Works Expenses	1,025,000	Parks & Recreation Expenses	825,000	General Government Expenditures	953,123
Population	9,369	Population	9,369	Population	9,369	Population	9,369
Fixed vs. Variable Ratio	100.00%	Fixed vs. Variable Ratio	100.00%	Fixed vs. Variable Ratio	100.00%	Fixed vs. Variable Ratio	100.00%
Equalization Ratio (commercial vs. residential)		Equalization Ratio (commercial vs. residential)		Equalization Ratio (commercial vs. residential)		Equalization Ratio (commercial vs. residential)	

## COST ASSUMPTIONS – COUNTY

Assumptions - Public Safety		Assumptions - Public Health and Welfare		Assumptions - Conservation and Development		Assumptions - General Government	
Cost per \$ Assessed	\$ 0.0010043	Cost per \$ Assessed	\$ 0.0000518	Cost per \$ Assessed	\$ 0.0000152	Cost per \$ Assessed	\$ 0.000686
Cost per Capita	\$ 125.87	Cost per Capita	\$ 6.49	Cost per Capita	\$ 1.91	Cost per Capita	\$ 85.98
Inflation (CCI)	3.500%	Inflation (CCI)	3.500%	Inflation (CCI)	3.500%	Inflation (CCI)	3.500%
Assessed Value (2023)	34,083,358,928	Assessed Value (2023)	34,083,358,928	Assessed Value (2023)	34,083,358,928	Assessed Value (2023)	34,083,358,928
Public Safety Expenses	52,659,073	Public Health and Welfare	2,715,211	Conservation and Development	798,958	General Government Expenditures	35,970,345
Population (Weber County)	271,926	Population (Weber County)	271,926	Population (Weber County)	271,926	Population (Weber County)	271,926
Population (Project)	310	Population (Project)	310	Population (Project)	310	Population (Project)	310
Fixed vs. Variable Ratio	20.00%	Fixed vs. Variable Ratio	20.00%	Fixed vs. Variable Ratio	20.00%	Fixed vs. Variable Ratio	20.00%
Equalization Ratio (commercial vs. residential)		Equalization Ratio (commercial vs. residential)		Equalization Ratio (commercial vs. residential)		Equalization Ratio (commercial vs. residential)	



COST ASSUMPTIONS – STATE

Assumptions - General Government			Assumptions - Public Safety, Corrections, and Courts			Assumptions - Transportation		
Cost per \$ Assessed	\$	0.0024616	Cost per \$ Assessed	\$	0.0021629	Cost per \$ Assessed	\$	0.0029903
Inflation (CCI)		3.500%	Inflation (CCI)		3.500%	Inflation (CCI)		3.500%
Assessed Value (2024)		552,610,000,000	Assessed Value (2024)		552,610,000,000	Assessed Value (2023)		552,610,000,000
General Government		1,360,294,000	Public Safety, Corrections, and Courts		1,195,217,000	Transportation		1,652,445,000
Population		3,418,000	Population		3,418,000	Population		3,418,000
Fixed vs. Variable Ratio		40.00%	Fixed vs. Variable Ratio		40.00%	Fixed vs. Variable Ratio		40.00%
Equalization Ratio (commercial vs. residential)			Equalization Ratio (commercial vs. residential)			Equalization Ratio (commercial vs. residential)		
Assumptions - Health and Human Services			Assumptions - Education			Assumptions - Other		
Cost per \$ Assessed	\$	0.0121651	Cost per \$ Assessed	\$	0.0148453	Cost per \$ Assessed	\$	0.0039234
Inflation (CCI)		3.500%	Inflation (CCI)		3.500%	Inflation (CCI)		3.500%
Assessed Value (2024)		552,610,000,000	Assessed Value (2023)		552,610,000,000	Assessed Value (2023)		552,610,000,000
Health and Human Services Expense		6,722,540,000	Education		8,203,637,000	Other Expenses		2,168,098,000
Population		3,418,000	Population		3,418,000	Population		3,418,000
Fixed vs. Variable Ratio		40.00%	Fixed vs. Variable Ratio		40.00%	Fixed vs. Variable Ratio		40.00%
Equalization Ratio (commercial vs. residential)			Equalization Ratio (commercial vs. residential)			Equalization Ratio (commercial vs. residential)		





APPENDIX B – NPV ANALYSIS

NPV Analysis



Net Present Value Analysis

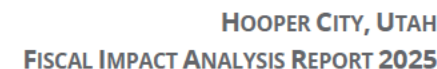
Assumptions	
Discount Rate	4.0%
Term for Investment (Years)	25
NPV presented in 2024 \$'s	

Cash Outflows																											
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	Total	NPV Total
From the State of Utah	78,398	210,373	342,413	1,463,857	1,683,766	1,803,694	1,927,325	1,985,488	2,045,687	2,107,992	2,172,478	2,239,221	2,308,300	2,379,797	2,453,796	2,530,385	2,609,655	2,691,699	2,776,615	2,864,503	2,689,933	2,784,080	2,881,523	2,982,377	3,086,760	53,100,114	29,834,979
From Weber County	2,973	14,556	26,143	110,817	128,793	136,867	145,129	147,482	149,917	152,437	155,046	157,746	160,540	163,433	166,426	169,525	172,731	176,050	179,485	183,041	108,817	112,626	116,568	120,648	124,870	3,282,667	1,928,416
From Hooper City	11,266	36,367	61,474	175,259	209,376	223,742	238,583	246,527	254,748	263,257	272,064	281,179	290,614	300,378	310,484	320,944	331,770	342,975	354,572	366,575	367,367	380,225	393,532	407,306	421,562	6,862,145	3,833,777
Cash Inflows																											
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	Total	NPV Total
To the State of Utah	-	-	-	1,914,116	2,059,952	2,228,309	2,415,946	2,491,425	2,584,624	2,649,240	2,715,471	2,783,358	2,852,942	2,924,265	2,997,372	3,072,306	3,149,114	3,227,842	3,308,538	3,391,251	3,476,032	3,562,933	3,652,007	3,743,307	3,836,889	65,037,240	36,299,836
To Weber County	5,903	18,240	30,577	167,417	189,200	200,447	211,883	214,436	217,053	219,735	222,484	225,301	228,190	231,150	234,184	237,295	240,483	243,750	247,100	250,533	254,052	257,659	261,356	265,145	269,030	5,142,600	2,943,904
To Hooper City	881	2,723	4,565	444,916	479,354	517,728	557,047	569,811	582,893	596,303	610,048	624,137	638,578	653,380	668,552	684,103	700,043	716,382	733,129	750,295	767,890	785,924	804,410	823,358	842,779	14,559,230	8,162,076

Net Cash Flows																											
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	Total	NPV Total
To the State of Utah	(78,398)	(210,373)	(342,413)	450,259	376,186	424,615	488,621	505,937	538,938	541,248	542,993	544,137	544,642	544,469	543,576	541,921	539,459	536,143	531,923	526,748	786,100	778,853	770,483	760,930	750,130	11,937,126	6,464,857
To Weber County	2,930	3,683	4,434	56,600	60,407	63,580	66,755	66,954	67,136	67,297	67,438	67,555	67,649	67,717	67,758	67,770	67,751	67,700	67,614	67,492	145,235	145,033	144,788	144,498	144,159	1,859,934	1,015,488
To Hooper City	(10,384)	(33,644)	(56,909)	269,657	269,978	293,986	318,463	323,284	328,145	333,046	337,984	342,958	347,964	353,002	358,068	363,159	368,273	373,407	378,557	383,720	400,523	405,700	410,878	416,052	421,217	7,697,085	4,328,299

Net Present Value of Cashflows			
	Outflows	Total Inflows	Net Inflows
To the State of Utah	29,834,979	36,299,836	6,464,857
To Weber County	1,928,416	2,943,904	1,015,488
To Hooper City	3,833,777	8,162,076	4,328,299





**Dashboard - Net Fiscal Impact**

**Revenue and Expense by Entity**

Entity	Revenue	Expense
City	14,559,230	6,862,145
County	5,142,600	3,282,667
State	65,037,240	53,100,114

Entity	Net Fiscal Impact
City	7,897,085
County	1,859,934
State	11,937,126

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**Terrastrada LLC (Stuart Adams)**  
**3271 E 1875 N**  
**Layton, Utah 84040**  
**Sadams@terrastrada.com**  
**801-698-3703**

**July 1, 2024**

**Mayor Bingham**  
**5580 W 4600 S**  
**Hooper, Utah**

**Re: Request for Rezoning of Property from Low Density Residential to Commercial (C2) and Residential Mixed Use Planned Unit Residential.**

Dear Mayor Bingham,

I hope this letter finds you well. I am writing to formally request the rezoning of the property located at the northwest corner of 5500 S 4700 W, currently zoned as Low Density Residential (R1), to a (C2) Commercial and Mixed-use Residential designation. This request is made to support a proposed development that will provide significant benefits to the community and align with the broader goals of urban planning and sustainable growth within Hooper City.

**Project Overview:**

The proposed development is a mixed-use project that combines commercial retail with mixed use residential units. The commercial components will include grocery store, retail shops, and other retail users. The residential component will consist of ½ Acre, ¼ acre lots buffering the existing residential housing and planned unit residential housing buffering the commercial retail center which will provide diverse housing options for various income levels.

**Justification for Rezoning:**

**1. Community Needs and Economic Growth:**

- **Economic Vitality:** The introduction of commercial spaces will stimulate local economic growth by attracting new businesses, creating jobs, and increasing the tax base. This will provide a significant boost to the local economy and enhance the vibrancy of the area.
- **Housing Demand:** There is a growing demand for diverse housing options in our community. This development will offer affordable housing alternatives, addressing the needs of young professionals, families, and retirees.

**2. Sustainable Development:**

- **Smart Growth Principles:** The proposed mixed-use development aligns with smart growth principles by promoting walkability, reducing the need for extensive car travel. This contributes to reduced traffic congestion.

- **Efficient Land Use:** Rezoning to mixed-use will optimize land use by integrating residential and commercial activities in one area, leading to more efficient infrastructure utilization and reduced urban sprawl.
- 3. **Community Enhancement:**
  - **Enhanced Amenities:** The development will include amenities such as, green spaces, and community gathering areas, which will enhance the quality of life for residents and visitors.
  - **Cultural and Social Hub:** The commercial spaces will serve as a hub for community activities, fostering social interactions and cultural exchange.
- 4. **Alignment with Comprehensive Plan:**
  - **Consistency with City Goals:** The proposed rezoning and development are in line with the objectives outlined in the Hooper City Comprehensive Plan, which advocates for variety of residential and commercial uses to create vibrant, sustainable, and inclusive communities.

### **Community Support and Engagement:**

We have conducted three preliminary meetings with local residents and stakeholders to gather feedback and address any concerns. We are committed to ongoing engagement with the community throughout the planning and development process.

### **Conclusion:**

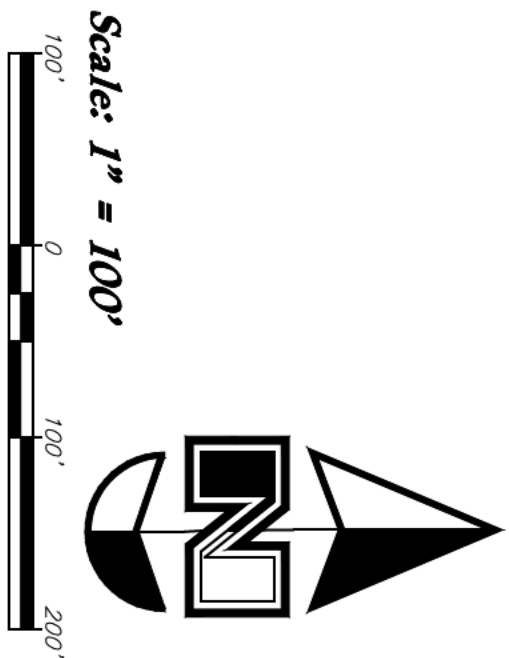
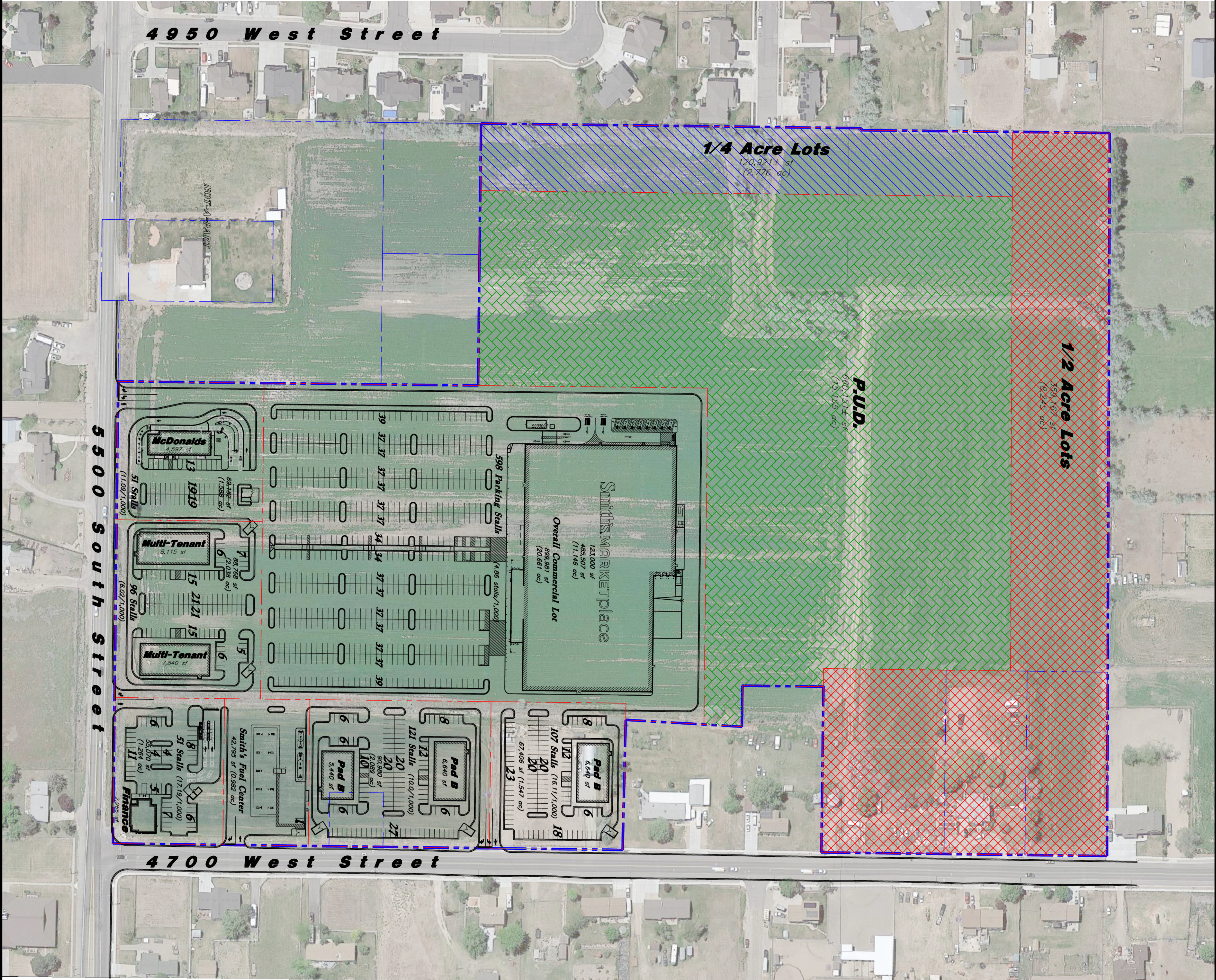
In light of the significant benefits outlined above, we believe that rezoning the subject property at 5500 S 4700 W to a Commercial (C2) and Residential mixed use is a crucial step towards fostering sustainable development and enhancing the quality of life in the community. We respectfully request the Planning Commission and the City Council to consider this rezoning application favorably.

Thank you for your time and consideration. We look forward to the opportunity to discuss this proposal further and address any questions you may have.

Sincerely,

Stuart Adams  
Terraventure LLC





NOTE:  
This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

SHEET NO.  <b>E</b>	17 Jun, 2024	Conceptual Site Plan		 2010 North Redwood Road, Salt Lake City, Utah 84116 (801) 521-8529 - AWAengineering.net	Designed by: BW Drawn by: DC Client Name: Smiths & Kroger smc141 CSP E			
		Hooper Smith's 5500 South 4700 West Hooper, Utah						
						REV	DATE	DESCRIPTION



### **Proposed PUD Zone**

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

Beginning at a point located 1322.18 feet North 89°46'53" West along the East-West Quarter Section line to the intersection thereof with the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County; 180.00 feet South 0°39'26" West along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County, to a line that is 180.00 feet distant Southerly of and parallel to said East-West Quarter Section line; and 120.00 feet South 89°46'53" East along said parallel line from the Center of said Section 17; and running thence South 89°46'53" East 878.05 feet along said parallel line; thence South 0°43'29" West 345.94 feet; thence South 89°18'39" East 33.41 feet; thence South 0°41'21" West 150.00 feet; thence South 89°18'39" East 75.91 feet to the Westerly line of Trish's Acre Subdivision, recorded as Entry No. 1566702 in Book 47 at Page 99 the Official Records of Weber County; thence South 3°20'06" West 70.44 feet along said Westerly line; thence North 89°21'03" West 622.73 feet; thence South 0°38'57" West 425.11 feet; thence North 89°21'03" West 360.90 feet; thence North 0°39'26" East 984.89 feet to the point of beginning.

**Contains 660,226 sq. ft.  
Or 15.156 acres**

### **Proposed Smiths Development**

A part of the West Half of Section 17, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast corner of Trish's Acre Subdivision, recorded as Entry No. 1566702 in Book 47 at Page 99 the Official Records of Weber County; located 16.50 feet South 89°03'37" East along the East-West Quarter Section line to the point of intersection thereof with a line that is 16.50 feet distant Easterly of and parallel to the North-South Quarter Section line of said Section 17; and 893.91 feet South 0°43'39" West along said parallel line from the Center of said Section 17; and running thence South 0°43'39" West 946.26 feet along said parallel line; thence North 89°21'03" West 855.39 feet; thence North 0°38'57" East 1091.43 feet; thence South 89°21'03" East 622.73 feet to the Westerly line of said Trish's Acre Subdivision; thence along the Westerly and Southerly lines of said Trish's Acre Subdivision the following two courses: South 3°20'06" West 145.00 feet; and South 89°16'21" East 240.75 feet to said Southeast corner of Trish's Acre Subdivision and the point of beginning.

**Contains 899,981 sq. ft.  
Or 20.661 acres**

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**Contains 359,167 sq. ft.  
Or 8.245 acres**

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**Contains 120,923 sq. ft.  
Or 2.776 acres**

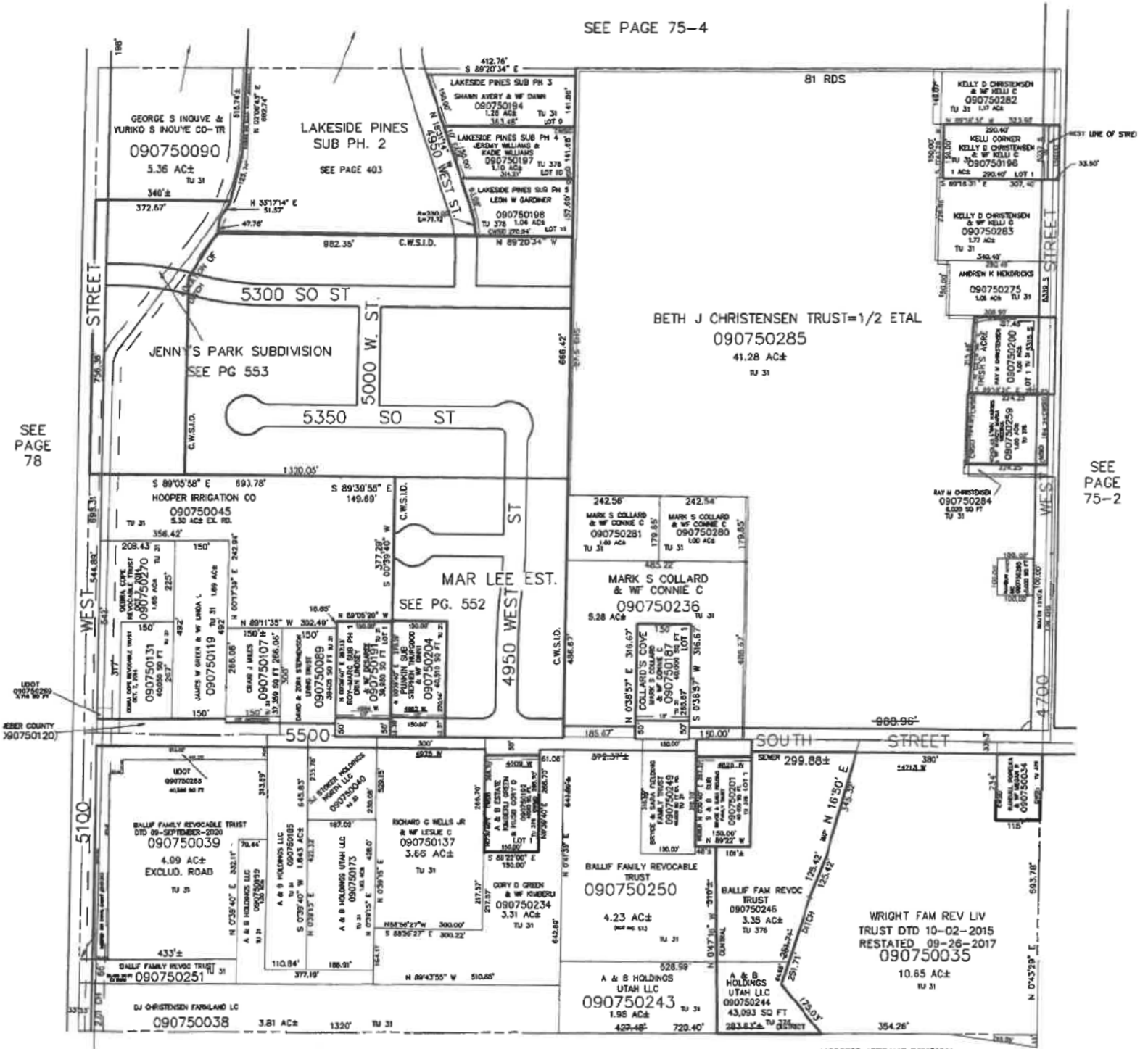
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TAXING UNIT: 31, 376

IN HOOPER CITY  
SCALE 1" = 200'

ALSO SEE 75-1  
75-2, 75-4, 75-5

SEE PAGE 75-4



SEE PAGE 82

\*FOR TAX PURPOSES ONLY\*

\*ADDRESS AFFIDAVIT E#3278501

**HOOPER CITY INC.**

5580 W. 4600 S.  
Hooper City, UT 84315

APPLICATION TO AMEND THE  
HOOPER CITY

**ZONING MAP**

Petition # \_\_\_\_\_ Parcel # 09-075-0285

Date Submitted \_\_\_\_\_

Address of Site Northwest Corner of 4700 W 500 S

Applicant's Name Terrastrada LLC

Phone # \_\_\_\_\_ Cell Phone#                      Fax # \_\_\_\_\_

Address:                                      E-mail                                     

**FEE SCHEDULE Total Fee \$250.00 plus \$5.00 per acres. ( Break down of fees: The \$250.00 plus \$5 per acres is the city fee and \$50.00 is the cost for publishing the notice in the Standard Examiner)**

\*\*\*\*\*

**NOTE: The applicant must submit a plat map from the County Recorder' Office which accurately delineates the property being considered and a legal description (see requirements listed on next page).**

\*\*\*\*\*

Present Zoning of Property: Low Density Residential Proposed Zoning of Property: See Detail

Acreage of Property \_\_\_\_\_

Proposed use of Property if Property is re-zoned (explain in detail) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Reason why Re-zone is requested: See Attached Letter

\_\_\_\_\_  
\_\_\_\_\_

Will the proposed re-zoning conform to the City Master Plan? X Yes \_\_\_\_\_ No (Explain and Attach)

*Elaine Denkers*  
dotloop verified  
07/02/24 7:52 PM  
MDT  
8E26-CL4P-V6UJ-IXVP

Signature of Applicant

\_\_\_\_\_  
Signature of Property Owner

! Authorize Terrastrada LLC/Stuart Adams to act as my representative in all matters relating to this application

*Elaine Denkers*

dotloop verified  
07/02/24 7:52 PM MDT  
G1LZ-M4EA-N570-WEFL

Signature of Property Owner

Please answer the following questions on a separate sheet of paper with specifics and attach it to this application. This information will be forwarded to the City Planning Commission members for review.

- A. Why should the present zoning be changed to allow this proposal:
- B. How is the proposed change in harmony with the City Master Plan for this area:
- C. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?
- D. How is the change in the public interest as well as the applicant's desire?

\*\*\*\*\*

### APPLICATION REQUIREMENTS FOR ZONING MAP CHANGES

1. The property owner shall submit to the city office the following items at lease four (4) weeks before a Planning Commission Meeting. The Commissioners meet on the 2<sup>nd</sup> Thursday of each month unless otherwise specified.
  - A. An application formally requesting a zoning change and stating the reasons for the request.
  - B. A property plat of the area of the requested zone change. Plats are available at the Weber County Recorders Office or on the Weber County website. **[www1.co.weber.ut.us](http://www1.co.weber.ut.us)**
  - C. A legal description of the subject property.
  - D. A re-zoning fee as indicated on the zoning application.
  - E. **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides and back of property lines.**
  - F. Postage stamps for each address. The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You can get the address off the Weber County Website and go to Geo Gizmo. They must be mailing addresses not property addresses.
2. The planning Commission requires any zoning application to be submitted one (1) month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended that the property owner/applicant be present at the meeting.
3. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days after the recommendation from the Planning Commission.
4. The City Council following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
5. The re-zoning becomes effective 15 days after publication of the map/ordinance.



**HOOPER CITY INC.**

5580 W. 4600 S.  
Hooper City, UT 84315

APPLICATION TO AMEND THE  
HOOPER CITY

**ZONING MAP**

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Date Submitted \_\_\_\_\_

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Applicant's Name Terrastrada LLC

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Address: [REDACTED] E-mail [REDACTED]

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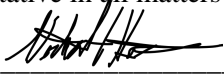
\_\_\_\_\_  
\_\_\_\_\_

Will the proposed re-zoning conform to the City Master Plan? ☒ Yes \_\_\_\_\_ No (Explain and Attach)

\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Property Owner

! Authorize \_\_\_\_\_ to act as my representative in all matters relating to this application

  
\_\_\_\_\_  
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Planning Commission scheduled to hear this application for zone map change on:\_\_\_\_\_

Date:\_\_\_\_\_ Recommendation from Commission:\_\_\_\_\_

City Council sets public hearing on:\_\_\_\_\_

Date approved/denied:\_\_\_\_\_ Decision of Council:\_\_\_\_\_

**Terrastrada LLC (Stuart Adams)**  
**3271 E 1875 N**  
**Layton, Utah 84040**  
**Sadams@terrastrada.com**  
**801-698-3703**

**July 1, 2024**

**Mayor Bingham**  
**5580 W 4600 S**  
**Hooper, Utah**

**Re: Request for Rezoning of Property from Low Density Residential to Commercial (C2) and Residential Mixed Use Planned Unit Residential.**

Dear Mayor Bingham,

I hope this letter finds you well. I am writing to formally request the rezoning of the property located at the northwest corner of 5500 S 4700 W, currently zoned as Low Density Residential (R1), to a (C2) Commercial and Mixed-use Residential designation. This request is made to support a proposed development that will provide significant benefits to the community and align with the broader goals of urban planning and sustainable growth within Hooper City.

**Project Overview:**

The proposed development is a mixed-use project that combines commercial retail with mixed use residential units. The commercial components will include grocery store, retail shops, and other retail users. The residential component will consist of ½ Acre, ¼ acre lots buffering the existing residential housing and planned unit residential housing buffering the commercial retail center which will provide diverse housing options for various income levels.

**Justification for Rezoning:**

**1. Community Needs and Economic Growth:**

- **Economic Vitality:** The introduction of commercial spaces will stimulate local economic growth by attracting new businesses, creating jobs, and increasing the tax base. This will provide a significant boost to the local economy and enhance the vibrancy of the area.
- **Housing Demand:** There is a growing demand for diverse housing options in our community. This development will offer affordable housing alternatives, addressing the needs of young professionals, families, and retirees.

**2. Sustainable Development:**

- **Smart Growth Principles:** The proposed mixed-use development aligns with smart growth principles by promoting walkability, reducing the need for extensive car travel. This contributes to reduced traffic congestion.

- **Efficient Land Use:** Rezoning to mixed-use will optimize land use by integrating residential and commercial activities in one area, leading to more efficient infrastructure utilization and reduced urban sprawl.
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### **Community Support and Engagement:**

We have conducted three preliminary meetings with local residents and stakeholders to gather feedback and address any concerns. We are committed to ongoing engagement with the community throughout the planning and development process.

### **Conclusion:**

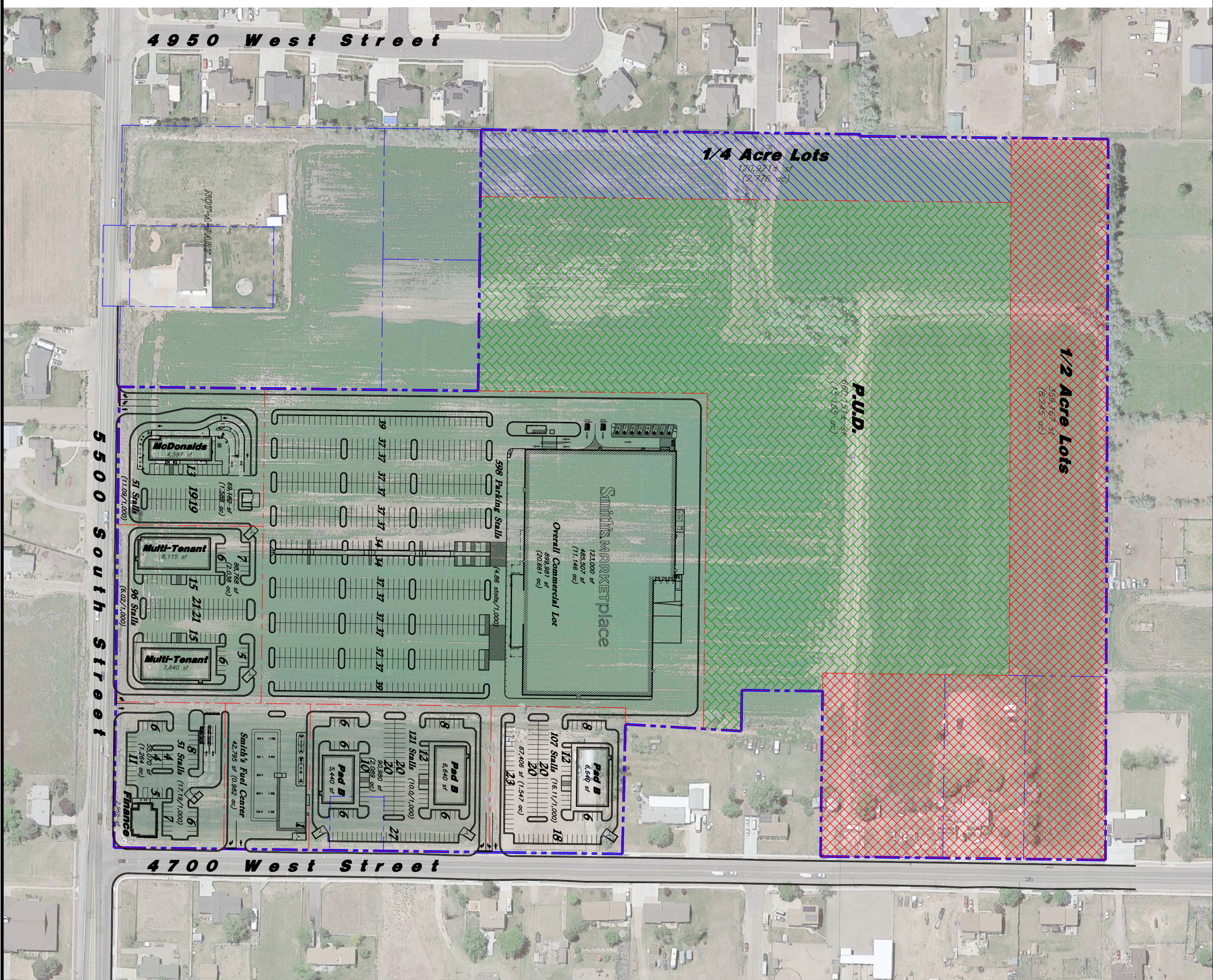
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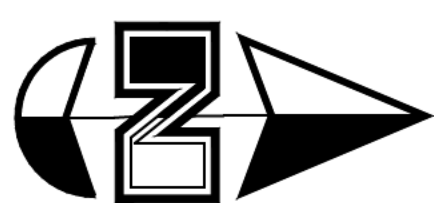
Sincerely,

Stuart Adams  
Terraventure LLC





**Scale: 1" = 100'**



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[illegible]

Designed by: BMW

Written by: DC

Smiths &amp; P

[illegible]

smc141 C



2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - AWAengineering.net

## Conceptual Site Plan

**Hooper Smith's**

5500 South 4700 West  
Hooper, Utah

**17 Jun, 2024**

SHEET NO.





### **Proposed PUD Zone**

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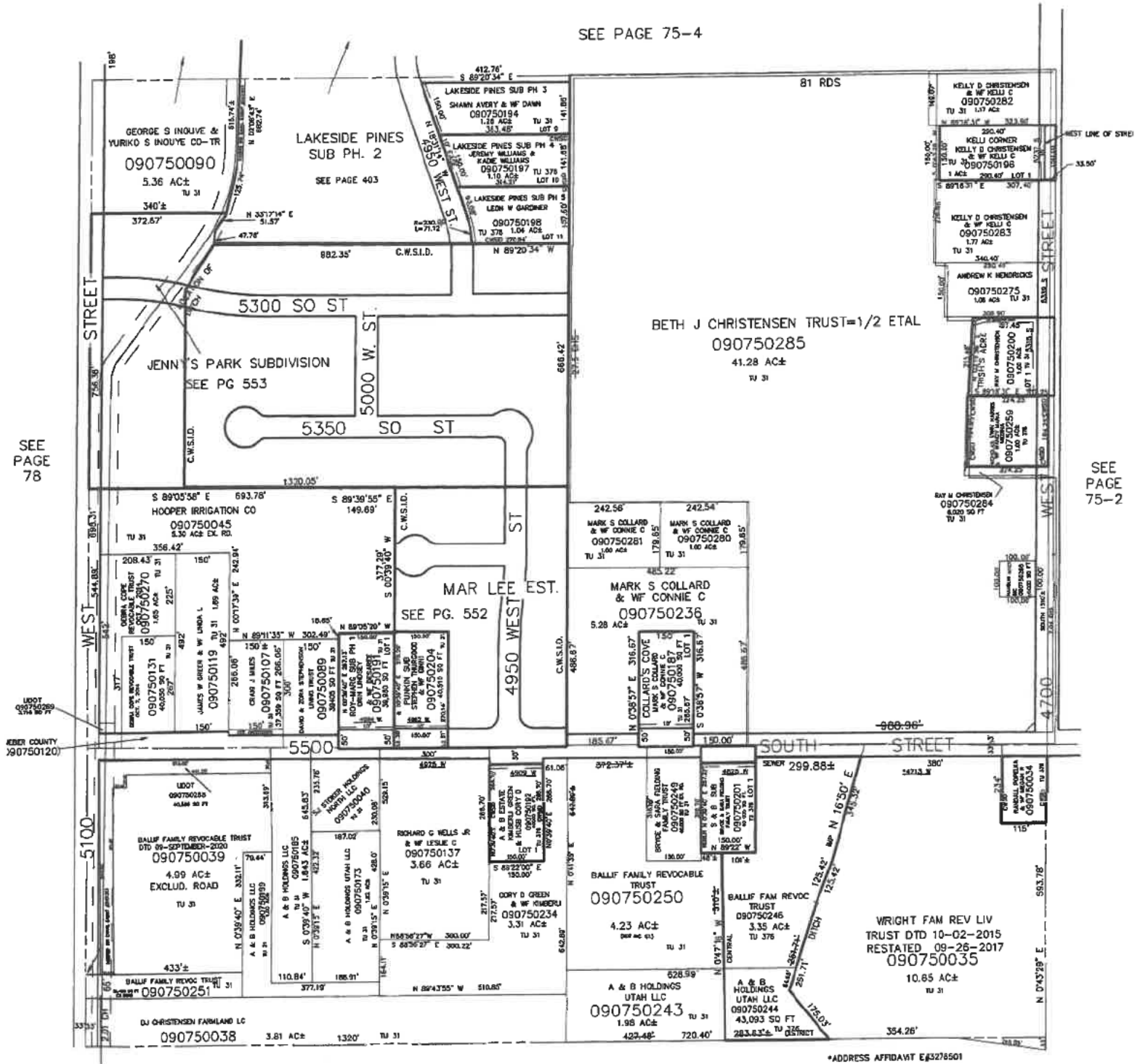
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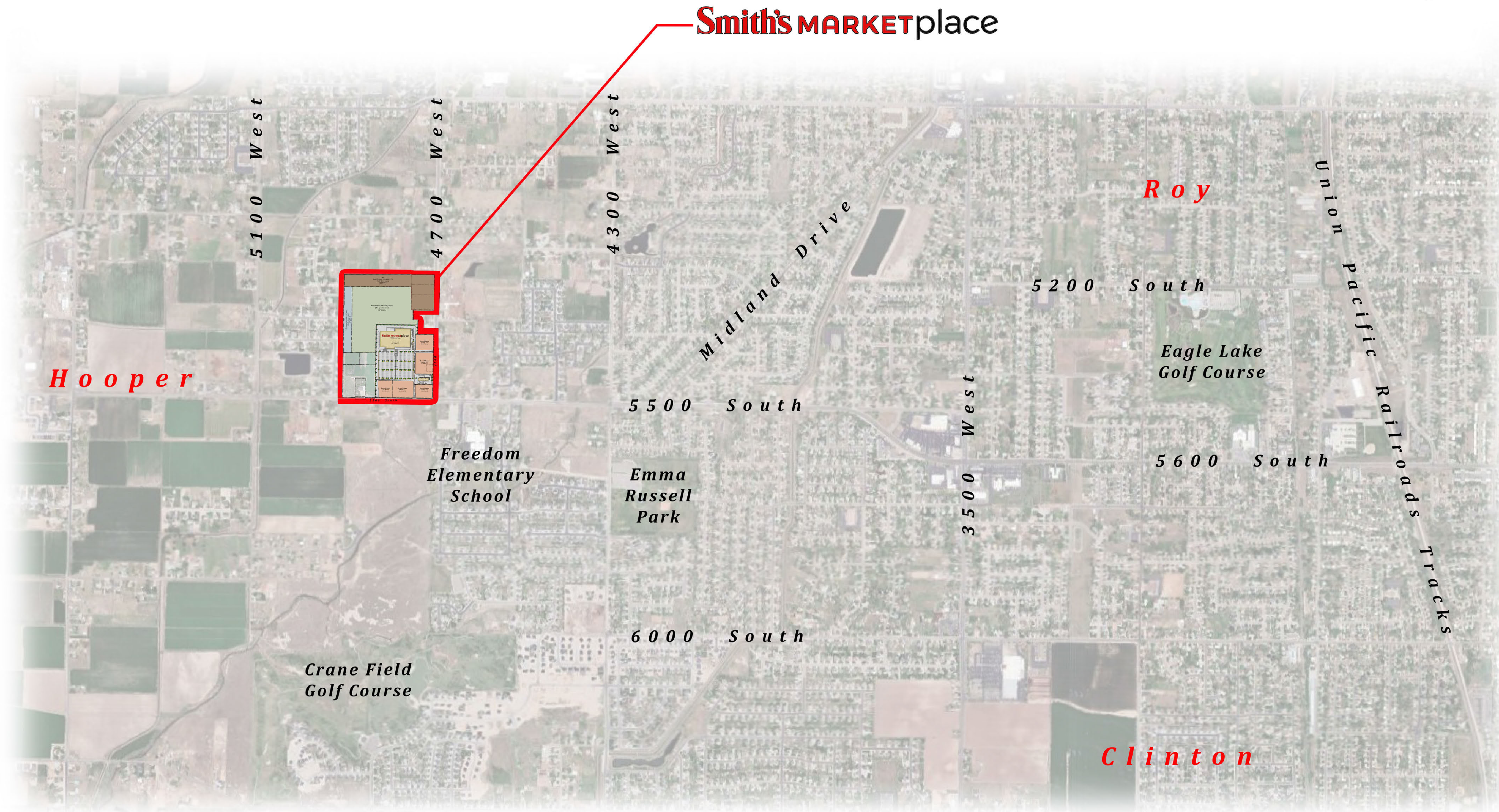
# Smith's Marketplace

5500 South 4700 West

Hooper, Utah



**Smith's MARKETplace**

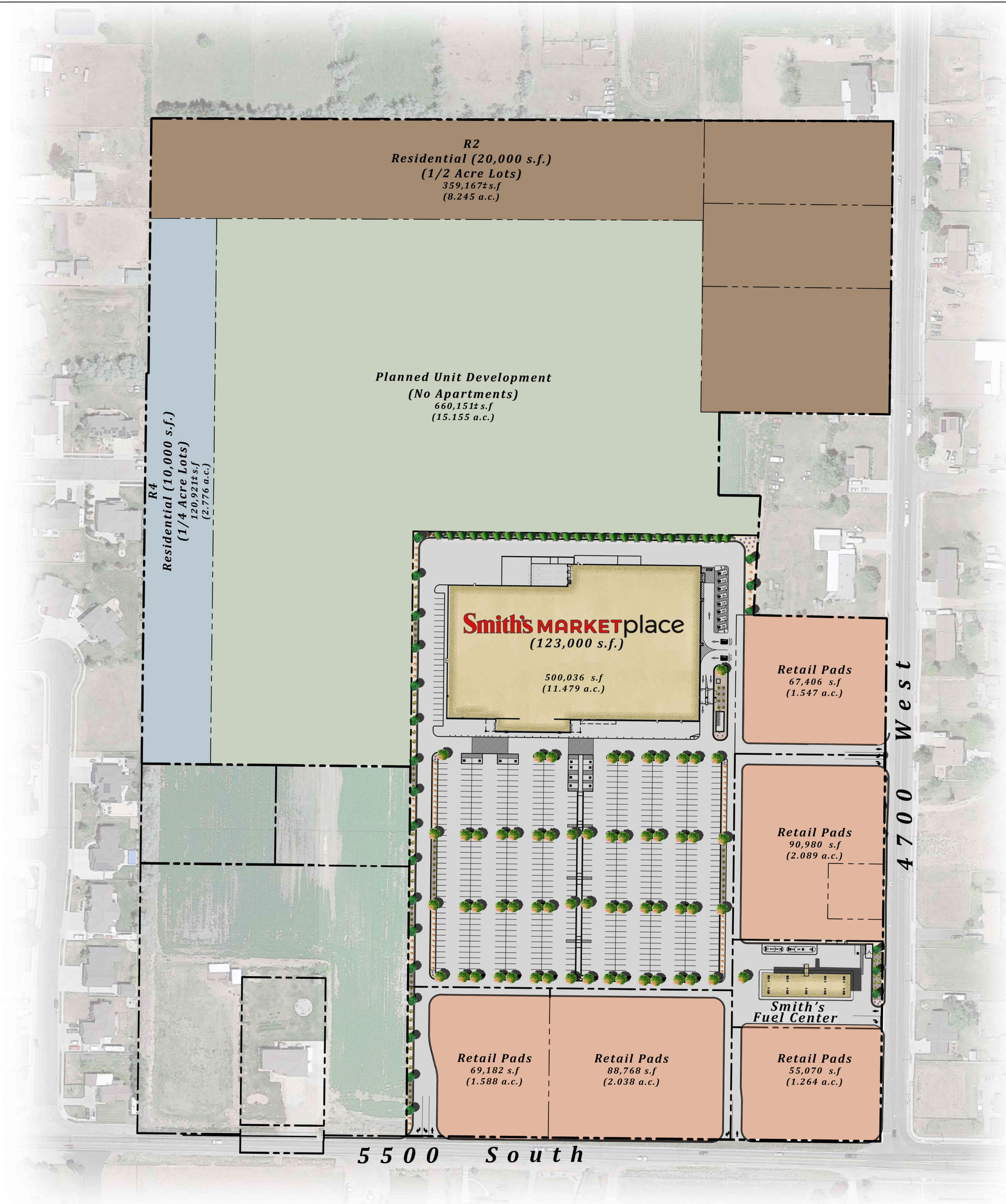




# Smith's Marketplace

5500 South 4700 West

Hooper, Utah





**ORDINANCE NO. 2025-02**  
**AN ORDINANCE AMENDING THE EXISTING SUB-DIVISION FENCING  
ORDINANCE OF THE CITY**

**WHEREAS**, recently the city amended its sub-division ordinance to enable the Planning Commission to approve most single-family resident sub-divisions; and,

**WHEREAS**, this change necessitates making other changes in the sub-division ordinance in order to conform with the changes already made.

**NOW, THEREFORE**, the City Council, as duly constituted, makes the following changes to Title 10, Chapter 4A, Section 18 of the city ordinances:

**10-4A-18 Fencing**

Each applicant shall be required to furnish and install a permanent, city standard, 6-foot chain link or approved equal separation fence between varying land uses (LUSF). Fence shall be installed along surveyed property lines and at the approved compacted final grade of the project. If an elevation differential exists at the property line; a thickened mow strip or a retaining wall may be required in conjunction with or prior to the fencing requirement.

The ~~City Council~~ Planning Commission may waive the LUSF requirement in a minor subdivision where the same entity owns all of the adjacent property with different land uses.

The final construction drawings shall show all required LUSF, height, and material required at final ~~City Council~~ Planning Commission approval.

In addition to the land use separation fence, fences will be required when the Planning Commission determines that a hazardous condition may exist or a buffer screen is necessary for the project.

No building permits shall be issued until said fence improvements have been duly installed.

LUSF is a requirement intended to provide a physical separation between differing land uses and zoning, providing; safety, convenience and other protections to each differing land use. The fence is owned and maintained by the property owner that installs the fence. Any post-development alteration or replacement of the LUSF must be done in accordance with the intent of the ordinance. Alterations or replacements of any portion of the LUSF must not affect the structural integrity or function of the remaining fence. Alterations shall use materials and components equal to or better than the existing LUSF.

**Effective Date**

In order to implement these changes to conform with State law as quickly as possible, this Ordinance shall become effective on \_\_\_\_.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

Voting:

Council Member Fowers \_\_\_\_\_  
Council Member Hill \_\_\_\_\_  
Council Member Marigoni \_\_\_\_\_  
Council Member Northrop \_\_\_\_\_  
Council Member Wilcox \_\_\_\_\_

## **INTERLOCAL AGREEMENT FOR THE PROVISION OF TECHNICAL FORENSIC SERVICES**

This agreement is made effective on July 1, 2025, and is entered into by and among Weber County (“Provider”) and the following jurisdictions: Harrisville, Morgan County, North Ogden City, Ogden City, Pleasant View, Riverdale City, Roy City, South Ogden City, Weber State University, Farr West City, Hooper City, Huntsville, Marriott-Slaterville, Plain City, Uintah, Washington Terrace and West Haven (“Jurisdictions”). The parties to this agreement may collectively be referred to as the “Parties” or individually as a “Party” throughout the agreement.

### **RECITALS**

**WHEREAS**, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, commonly known as the Interlocal Cooperation Act, authorizes public agencies to enter agreements for a public agency to provide law enforcement services to one or more other public agencies; and

**WHEREAS**, all of the Parties hereto are public agencies as defined by the Interlocal Cooperation Act; and

**WHEREAS**, the provision of effective and efficient technical forensic services requires specially trained personnel and the deployment of specialized equipment; and

**WHEREAS**, the Weber County Sheriff’s Office has the expertise to provide such technical services for law enforcement agencies and has been providing such services for approximately 25 years; and

**WHEREAS**, the Weber County Sheriff’s Office is willing to continue to provide such services for law enforcement agencies in the Jurisdictions;

**NOW THEREFORE**, for the reasons recited above, and in consideration of the mutual covenants and agreements contained herein, the above-named parties do mutually agree and undertake as follows:

### **SECTION ONE TERM**

- A. Term. This agreement shall be for a period of five years, commencing on July 1, 2025, and continuing through June 30, 2030, unless otherwise terminated as herein provided.
- B. Renewals. At the end of the five-year term, the Parties agree to review this agreement to determine if it continues to meet their needs and its purpose. If no changes are needed, and the Parties do not take any action to rescind or amend this agreement, it will automatically renew for an additional five-year term. Automatic renewals may continue to occur at the end of each five-year term through June 30, 2045, at which point this

agreement will need to be renegotiated.

- C. Termination Without Cause. Any Party may terminate its participation under this agreement, with or without cause, by giving written notice of its intent to withdraw from this agreement by September 1<sup>st</sup> of the year prior to the desired termination date. If a Party provides notice of its intent to terminate by September 1<sup>st</sup>, the agreement will terminate and the Provider will cease providing services on July 1<sup>st</sup> of the following year.
- D. Termination for Cause. Provider may terminate this agreement with a Jurisdiction for failure to pay its required assessment or any other amount owed under this agreement. Any Jurisdiction may terminate its participation in this agreement if the Provider substantially fails to perform the agreed-upon forensic services.

Prior to terminating the agreement for cause, the terminating party must send written notice describing the breach in sufficient detail to allow that Party to cure the breach. If the breach has not been cured after 30 days, the terminating Party may terminate its participation in this agreement by giving written notice of termination to the Parties.

## **SECTION TWO**

### **SCOPE OF PROVISION OF TECHNICAL SERVICES**

- A. Beginning on the commencement date, Provider shall:
  - 1. Upon request, provide trained forensic technicians to law enforcement agencies that are associated with the participating Jurisdictions.
  - 2. Ensure that technicians are available to respond to crime scenes 24 hours per day, 365 days per year.
  - 3. Ensure that technicians assess, secure, and preserve the integrity of the crime scene to prevent contamination or loss of evidence.
  - 4. Collect, package, seal, and label all physical evidence in a manner that prevents cross-contamination or degradation.
  - 5. Follow strict chain-of-custody protocols to track possession, transfer, and analysis of evidence.
  - 6. Perform on-scene tests where warranted and conduct or coordinate in-depth scientific analyses in a dedicated forensic laboratory.
  - 7. Maintain evidence in a secure, access-controlled facility, ensuring it is safeguarded from theft, tampering, or environmental damage.
  - 8. Coordinate the lawful return or disposal of evidence once it is no longer needed for investigative or prosecutorial purposes, in accordance with applicable law and



jurisdictional policies.

9. Prepare complete, accurate, and timely forensic reports summarizing the collection methods, analytical findings, and conclusions.
10. Provide technicians and analysts to testify in court proceedings as necessary.
11. Adhere to all applicable federal, state, and local laws and regulations governing evidence handling and forensic testing.

### **SECTION THREE ADVISORY BOARD**

- A. There is hereby created an Advisory Board, which shall consist of the chiefs of the police departments from participating Jurisdictions as well as the Weber County Sheriff and the Weber County Attorney. Those Jurisdictions that have an agreement with the Sheriff for the provision of law enforcement services within their jurisdiction shall be represented by the Sheriff on the Advisory Board and will not have their own seat on the Advisory Board.
- B. The duties of the Advisory Board in regard to this agreement shall be to:
  1. Determine the protocol of response when requests are made to the Provider for assistance.
  2. Resolve complaints and concerns expressed by the Jurisdictions and/or Provider.
  3. Periodically review and evaluate the performance of the Provider under this agreement.
  4. Assist in obtaining funding to support this agreement through a yearly evaluation of assessments to Parties and through requests for alternative funding from state, federal, or private sources.
- C. Each individual on the Advisory Board shall be entitled to vote, and decisions of the Advisory Board shall be made by majority vote.

### **SECTION FOUR COMPENSATION**

- A. Each year in September, CSI shall prepare a budget, present the proposed budget to the Advisory Board, incorporate changes as requested by the Advisory Board, and then present the proposed budget to the Board of Weber County Commissioners for approval. Once the Board of County Commissioners approves the budget, CSI will invoice each Jurisdiction for its percentage of the total approved budget.

- B. The percentage owed by each Jurisdiction will be calculated based on the Jurisdiction's population (based on data received from the Utah State Tax Commission) and the average number of calls made to CSI in the prior five years. The Jurisdictions will pay their invoice by July 1<sup>st</sup> of each year beginning on July 1, 2025.
- C. The CSI budget is set up in a separate enterprise fund. Any remaining balance at the end of the year will go into a Fund Balance. Any shortages in the budget will come out of the Fund Balance. If the Fund Balance falls below a minimum of 2 months of operational costs, additional funds will be requested in the invoices to the Jurisdictions for the next allocation.
- D. Jurisdictions that are not a part of this agreement who request forensic services may enter into an MOU with Provider. The cost of services will be determined at that time, looking at the jurisdiction's needs and estimated usage.

## **SECTION FIVE MISCELLANEOUS**

- A. Amendments. This agreement may be amended in whole or in part at any time by a written amendment approved and signed by all Parties in the manner provided by law.
- B. Authorization. The individuals signing this agreement on behalf of the Parties confirm that they are the duly authorized representatives of the Parties and are lawfully enabled to sign this agreement on behalf of the Parties.
- C. Broad Construction. It is the intent of the Parties that the joint and cooperative undertaking contemplated in this agreement be broadly construed to include all actions, undertakings and objectives necessary to accomplish the purposes and objectives set forth herein.
- D. Captions and Headings. The captions and headings herein are for convenience of reference only and in no way define, limit or describe the scope or intent of any sections or provisions of this agreement.
- E. Counterparts. This agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one of the same instrument.
- F. Documents on File. Executed copies of this interlocal agreement shall be placed on file in the office of the Keeper of the Records of each of the Parties and shall remain on file for public inspection during the term of this interlocal agreement.
- G. Effective Date. This interlocal agreement shall become effective immediately upon the execution of a resolution authorizing this agreement by each of the Parties.
- H. Employee Status. It is expressly understood and agreed by the Parties hereto that any and all personnel furnished by the Weber County Sheriff's Office under the terms of this

agreement shall remain employees of Weber County Sheriff's Office, will abide by all of the rules and regulations of the Weber County Sheriff's Office, and will accept the direction of officials of the Weber County Sheriff's Office while performing the technical forensic services which are the subject of this agreement.

- I. Entire Agreement. This agreement shall constitute the entire agreement between the Parties.
- J. Governing Law. This agreement shall be governed by and construed in accordance with the applicable laws of the United States and the State of Utah.
- K. Indemnification. Each of the Parties to this agreement agrees to defend, hold harmless, and indemnify the other Parties for the intentional, reckless, or negligent acts or omissions of its employees, agents, or officials against any and all liabilities, claims, damages, actions, suits, proceedings, costs and expenses which arise by reason of any accidents, damages, injuries (including injuries resulting in death) either to persons or property, caused by their employees, agents, or officials; provided, however, that in no event shall the indemnification obligations of the Parties hereunder exceed the amounts set forth in Section 63G-7-604 of the Utah Governmental Immunity Act, Utah Code Annotated Subsection 63-7-101 et seq., (1953), which are in effect at the time judgment is entered. Personal injury or property damage shall have the same meaning as defined in the Utah Governmental Immunity Act. In no event shall this section be construed with respect to third parties as a waiver of any governmental immunity to which the Parties are otherwise entitled. The provisions of this paragraph shall survive the termination of this agreement.
- L. Non-Assignability. Neither the Provider nor the Jurisdictions shall transfer or delegate any of its rights, duties, powers or obligations under this interlocal agreement without the consent of each of the Parties.
- M. No Third Party Beneficiaries. This agreement is not intended to benefit any party or person not named as a party specifically herein, or which does not later become a signatory hereto as provided herein.
- N. Review by Authorized Attorney. In accordance with the provisions of Section 11-13-202.5(3), Utah Code, this agreement shall be submitted to the attorney authorized to represent each party for review as to proper form and compliance with applicable law before this agreement may take effect.
- O. Severability of Provisions. If any provision of this agreement is held invalid, the remainder of this agreement shall not be affected thereby as such a remainder would then continue to conform to the terms and requirements of applicable law.
- P. Warranties of Parties. Each Participant hereby represents and warrants that:
  - (i) it is a public agency or public entity within the meaning of the Interlocal Act; and
  - (ii) it is duly authorized to execute and deliver this interlocal agreement; and

- (iii) there is no litigation or legal or governmental action, proceeding, inquiry or investigation pending or threatened by governmental authorities or others or to which such Participant is a party or to which any of its property is subject which if determined adversely to such Participant would individually or in the aggregate a) effect the validity or enforceability of this interlocal agreement, or b) otherwise materially adversely affect the ability of such Participant to comply with its obligations hereunder or the transactions contemplated hereby.

Q. Property Acquired. All property acquired as a result of this cooperative undertaking will become and remain the property of the Provider.

R. Force Majeure. The Parties will not be held responsible for delay or default caused by fire, riot, acts of God, pandemics, or war which is beyond the Party's reasonable control.

IN WITNESS WHEREOF, the Parties hereto have caused this agreement to be duly executed and effective as of the date first above written.

**HOOPER CITY**  
A Municipal Corporation

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED AS TO FORM:

\_\_\_\_\_  
Attorney for HOOPER CITY