

**HOOPER CITY
CITY COUNCIL AGENDA
JULY 17, 2025, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

Notice is hereby given that the Hooper City Council will hold a work meeting at 6:00pm and their regularly scheduled meeting at 7pm on Thursday, July 17, 2025, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00pm

1. Discussion on Agenda Items
2. Council Assignments
3. RFP for legal services
4. Fee Schedule

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Mayor Bingham
 - b. Reverence – Council member Marigoni
3. Upcoming events
 - a. CWSO Truth in Taxation
4. Public Comments
5. Consent Items
 - a. Approval of minutes dated June 5, 2025
 - b. Approval of minutes dated June 17, 2025
 - c. Approval of minutes dated June 24, 2025
6. Public Hearings
7. Action Items
 - a. Discussion/Motion: Shifting of Mayoral Powers
 - b. Motion: Approval of commercial business license, The Kinder Coop, located at 3928 S 5350 W
 - c. Motion: Approval of Interlocal Agreement relating to Roy Hillside Senior Center
 - d. Motion: Approval of Resolution R-2025-04, Roy City and Hooper City regarding the provision of services to Senior Citizens.
 - e. Motion: Approval of Ordinance No. O-2025-03; Posting of home signs by residents of Hooper city
8. Discussion Items, Reports, and/or Presentations
 - a. Discussion: Moderate Income Housing
 - b. Discussion: Budget for Community Events
9. Adjournment

Morgan Yeoman

Morgan Yeoman, City Recorder

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

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.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 17th day of July, 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.



REQUEST FOR PROPOSALS (RFP) FOR LEGAL SERVICES

The City of Hooper invites competitive proposals that meet the City's needs of contracting with a Utah licensed attorney or law firm to serve as General Counsel for the City on an independent contractor basis. If a law firm is retained, one specific attorney within the firm will be designated and appointed as the Hooper City Attorney. The individual or firm ultimately selected by the City will be required to be appointed by the Mayor with advice and consent of the City Council.

Responsive proposals should be prepared and submitted to the City as described in this Request for Qualifications. Written proposals must be submitted by 4:00 p.m. on _____ to Morghan Yeoman, admin@hoopercity.com or delivered to:

Hooper City
ATTN: Morghan Yeoman
5580 W 4600 S
Hooper, UT 84315

The City shall not be responsible for any expenses incurred in any form for preparation, submittal, or presentation of any proposal specific to this RFQ. The City reserves the right to reject any and all proposals and to select the law firm or individual attorney deemed, in the sole judgment of the Mayor or City Council, to have submitted the proposal that serves the best interests of Hooper City. The Mayor or City Council may request that respondents present their proposals and answer questions in an executive session scheduled by the Mayor or City Council after reviewing the written responses. Selection of the firm or individual attorney shall be at the sole discretion of the Mayor and City Council. Attorneys or law firms whose proposals are not accepted will be notified in writing.

Background

Hooper City ("the City") is a growing city of the fifth class located in Weber County, Utah. The Hooper City Council is a six-member Mayor and City Council form of government, acting as the legislative body. The City Attorney is appointed by the Mayor with the advice and consent of the City Council.

Scope of Work

The law firm and/or individual attorney selected as City Attorney providing civil legal services shall perform the following, but not limited to:

1. Advise the Mayor, City Council, Planning Commission, Appeal Authority, City Staff regarding legal issues confronting the City.
2. Draft, review, edit, and provide advice on proposed ordinances and resolutions when requested and/or approved by the Mayor or City Council.
3. Draft, review, edit and provide interpretation/advice on all contracts that the City is a party to as authorized and/or approved by the Mayor or City Council.
4. Maintain complete records of all activities and written opinions provided to the City. Such information shall include and be catalogued by subject matter.
5. Represent and defend the City in legal proceedings, arbitrations, mediations and other structured negotiations of which the City is a party or has an interest in the outcome thereof.
6. Maintain a complete record of all claims and suits in which the City is a party to or has any interest in. Such records shall include and be catalogued by names of parties, court where filed, nature and subject of action, disposition of the case, and if pending the brief(s) of counsel.
7. Provide monthly status reports, if requested, along with detailed monthly billings for services rendered.
8. Provide training to City officials and employees on legal topics at the request of the Mayor or City Council.
9. Attend meetings for the City Council (including work sessions), the Planning Commission, and Appeal Authority as authorized and requested by the Mayor, or City Council.
10. Provide prompt, timely and competent legal service based on significant municipal legal knowledge and/or experience including, but not limited to:
 - a. Powers and duties of public officials;
 - b. Compliance with the constitutions, laws, rules, regulations and policies governing the operation of the municipality;
 - c. Land use and development, including community development, redevelopment and economic development;
 - d. Construction of public works and buildings;
 - e. Contract law;
 - f. Employment law;

- g. Police liability, general municipal liability and governmental immunity;
- h. Eminent domain;
- i. Water law;
- j. Municipal finance;
- k. Collections and bankruptcy;
- l. Real estate law;
- m. Franchises and public utilities;
- n. Interlocal agreements;
- o. Procurement of goods and services, including competitive bidding;
- p. Public utilities;
- q. Annexation;
- r. First Amendment issues, including signs, public gatherings, public forums, etc.

It is further understood that in addition to the activities listed above, ad hoc duties will include verbal communications with the Mayor, the City Council, Planning Commission, Appeal Authority, and appointed officials of the City. City Boards and Committees and non-appointed City Employees (other than authorized by the Mayor and City Council) have no authority to incur legal expenses with the City Attorney on behalf of the City, therefore the City Attorney is not authorized to provide legal services to said persons or boards without prior approval. Due to the sensitive nature of legal matters, the selected individual and/or firm must also comply with all relevant confidentiality laws and regulations.

Compensation

The City Attorney is an independent contractor who receives no employee benefits, no workers compensation coverage from the City, and no Internal Revenue Service withholdings from pay. The City anticipates paying for legal services on an hourly basis. However, alternative proposals including a lump sum monthly retainer or a hybrid combination of both will also be considered.

Billable Expenses

It should be understood that the individual attorney or law firm providing legal services to the City will do so with no additional cost to the City for secretarial, administrative support, and basic business expenses such as telephone, facsimile, stationary, postage, supplies and equipment required to provide a satisfactory level of service. Notwithstanding the preceding, the City will reimburse the individual attorney or law firm for any court costs, filings fees, service of process fees, expert fees, court reporter fees, travel expenses and recording fees that are advanced on behalf of the City so long as said expenses are first pre-approved by the City.

Insurance

The individual attorney or law firm shall be required to carry professional liability insurance of at least \$1,000,000 per occurrence, and upon successful acceptance of the engagement, the City

shall be named as 'additional insured'. Proposals shall include delineation of the carrier and coverage limits per occurrence. The professional services agreement entered into between the City and the individual attorney or law firm chosen shall contain a provision which requires the attorney or law firm to indemnify the City from all suits, action, claims of any kind resulting from, or as a consequence of, any negligent or intentionally tortious act or omission by the law firm or the individual attorney engaged.

Qualifications

Respondents shall provide with the proposal a clear delineation of the experience of the attorney and the size and experience of said attorney's law firm. Respondents shall also provide resumes or CVs of all partners and associate attorneys who it is anticipated may provide a portion of the legal services to the City. It is expected that the attorney designated at the Hooper City Attorney will hold an active Utah State Bar License and have practiced law in the State of Utah for at least five (5) years. In addition, the proposal shall include a narrative explaining how the person appointed as the Hooper City Attorney will manage fulfillment of the duties and responsibilities of the position in his or her absence or inability to act at any given time.

Appointment & Engagement

It is anticipated that the City, by and through the Mayor (with the consent and approval of the City Council) will appoint an individual attorney as the Hooper City Attorney. The attorney and their law firm will need to be prepared to enter into a one (1) year professional services agreement that will automatically renew for three (3) additional (1) year periods unless notice of non-renewal is given by either party at least sixty (60) days in advance of the expiration of the initial term or any renewal term thereafter. At all times the attorney and/or law firm will serve at the pleasure of the Mayor and City Council, thus they are subject to termination in compliance with the terms and conditions set forth in any written professional services agreement.

Selection Criteria

The Mayor and City Council shall make the final selection based on the Respondent's written proposal, the qualifications of the attorney or law firm, the overall fee structure for services referenced in the RFQ, and feedback from references. Engagement of these services will be by contract. The City will award a contract to the Respondent deemed the most qualified and responsive as determined at the sole discretion of the City. Notice of Award will be provided to the selected individual(s)/firm by the date outlined in the RFQ timeline.

The City reserves the right to reject any or all proposals, to waive any informality or technicality in the City's sole discretion, to cancel, edit, or remove any of the RFQ in whole or in part, or to accept any proposal deemed to be in the best interests of the City. If it becomes necessary to

revise this request in whole or in part, an addendum will be provided to all timely proposers on record.

Late proposals will not be accepted. It is the responsibility of the individual and/or firm to ensure that the proposal arrives prior to the deadline in the proposed timeline.

Proposed Timeline

1. RFP announced and circulated on _____.
2. RFP complete responses to the City are due by 4:00 p.m. on _____. All dates and times are subject to change based on the discretion of the City.
3. As requested by the Mayor or City Council, selected respondents shall be invited to present their proposal and answer questions on _____.
4. Decision and Notice of Award will be announced at the City Council's regularly scheduled meeting on _____.

Proposal Information

The RFQ shall be clearly marked "Statement of Qualifications of _____ [name of individual and/or firm] to Provide Civil Legal Services." The RFQ should not exceed ten (10) pages (excluding the cost/price submittal, addenda, resumes/curricula vitae and other supporting information), and should include the following:

1. Name, address, telephone number, and email address of the Respondent. Include contact person and telephone number for purposes of following up on your proposal.
2. If the Respondent is an individual attorney, please discuss your educational background. This should include undergraduate degrees, law degrees and any other degrees which you hold.
3. If the Respondent is a law firm, please discuss:
 - a. The educational background of the attorney who is proposed to be designated and appointed as the Hooper City Attorney and any other attorney in the firm who will play a significant role in the provision of legal services to the City.
 - b. The size of the firm, the firm's municipal law staff, the location of the office from which attorneys and their staff will work.
 - c. The number and nature of the professional staff to be employed in this engagement.
 - d. A narrative about the history of the firm, including date of inception, experience with relevant Utah municipal, state and federal law and their experience performing services to Utah municipalities.
 - e. A narrative about the resources of the firm, to include support staff, library and research capabilities, and other relevant information

- f. Respondents shall provide resumes or CVs of all partners and associate attorneys who it is anticipated may provide a portion of the legal services to the City.
4. Please attach a narrative of the individual's and/or firm's abilities and expertise with respect to the items listed in the Scope of Work described above. The narrative should provide an assessment of the work to be performed, your firm's ability and approach to the work, and the firm's resources to enable performance and completion of the work.
5. Describe the level of coverage for malpractice insurance you carry. Provide documentation of the malpractice insurance coverage.
6. Within the last five years have you (if an individual attorney) or your law firm, its officers, partners, employees, shareholders or principals been a party in any litigation or other legal proceedings as a defendant relating to the legal services provided by you or the law firm? If so, provide an explanation and indicate the current status or disposition of any such situation.
7. State whether you (if an individual attorney) or any attorney that is expected to perform significant legal services to the City within the law firm, have been disciplined, admonished, warned, or had any license, registration, charter, certification, or any similar authorization to engage in the legal profession suspended or revoked for any reason.
8. The firm shall disclose any conflicts of interest upon initial engagement and as they arise. Please include a brief plan for managing these conflicts in alignment with the City's needs.
9. Include a proposed fee for civil legal services. State the firm's hourly rate structure for services. The proposed cost/price submittal shall only be reviewed after the individual and firms' qualifications are deemed acceptable, and the respondent is a finalist considered for the position.
10. Please provide a minimum of three (3) references from any relevant clientele including districts, counties, or municipalities in the State of Utah in the previous five (5) years, for whom you have provided civil legal services. For each reference, please provide the name and contact person most familiar with your firm's work, and the dates the work was commenced and finished.
11. Please share any other information you feel would be helpful to the Mayor and City Council as they make the decision on who to engage as the Hooper City Attorney.

Memo

To: Board of Trustees
From: Kevin Hall & Camille Cook
Date: June 30, 2025
Subject: Legislative Reporting Criteria

On June 23, 2025, the Central Weber Sewer Improvement District Board of Trustees declared an intent to increase property tax above the certified rate. During this discussion, a request was made of Trustees to report this in a public meeting. This report is intended to comply with a recent addition to Utah Code (17B-1-1003). The notice attached to this memo contains the required elements of this report.

Supporting Information

The District treats wastewater from 16 municipal entities, which collectively produced 32.93 million gallons per day (32.93 MGD) in calendar year 2024. There are 4 comparable District's along the Wasatch Front with a similar scope of responsibility. The District seeks to convey and treat wastewater from member entities in a cost efficient manner. The District has lower than average operating expenses when compared to these peer facilities.

The District went through the truth in taxation process in 2023 and 2024 to increase the property tax rate. Prior to 2023, due to increased property valuations, the District had not increased the property tax rate since 2012 and has sought to continue to operate efficiently. At this time, the District must respond to increasing operating expenses due to inflation in the cost of essential operating needs, such as chemicals and utilities used in the treatment process.

NOTICE OF PROPOSED TAX INCREASE

Central Weber Sewer Improvement District – Weber County

The Central Weber Sewer Improvement District (Weber County) is proposing to increase its property tax revenue.

The Central Weber Sewer Improvement District (Weber County) tax on a \$483,000 residence would increase from \$143.45 to \$156.73, which is \$13.28 per year.

The Central Weber Sewer Improvement District (Weber County) tax on a \$483,000 business would increase from \$260.82 to \$284.97, which is \$24.15 per year.

If the proposed budget is approved, Central Weber Sewer Improvement District (Weber County) would receive an additional \$1,308,368 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, Central Weber Sewer Improvement District (Weber County) would increase its property tax budgeted revenue by 9.14% above last year's property tax budgeted revenue excluding eligible new growth.

The Central Weber Sewer Improvement District (Weber County) invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: 08/18/2025 at 6:00 p.m.

Location: CWSID Administration Building, District Office
2618 W. Pioneer Road
Marriott-Slaterville, Utah

Virtual Meeting Link: <https://us06web.zoom.us/j/85259284010>

To obtain more information regarding the tax increase, citizens may contact Central Weber Sewer Improvement District at 801-731-3011 or visit www.centralweberut.gov/public-notices.



**HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, JUNE 05, 2025 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

The Hooper City Council held a work meeting at 6:00pm and their regular meeting at 7pm on June 05, 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
Ryan Hill – City Council
Lisa Northrop – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder
Malcolm Jenkins – City Planner
Reed Richards – City Attorney

6:00PM WORK MEETING

1. Discussion on Agenda Items

At 6:00 PM, the City Council held a work meeting to discuss agenda items, attorney services, and an emergency preparedness trailer.

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

Mayor Bingham led in the Pledge of Allegiance.

b. Reverence

Council Member Wilcox offered reverence.

3. Upcoming Events

- a. 100th year of Tomato Days – Newsletter going out soon
- b. June 17th City Council Meeting – Budget Meeting/Public Hearing
- c. July 3rd Meeting cancelled due to Holiday.

4. Public Comments:

Bob Dandoy – Roy Resident

Loves the open ground space. Talks about the sales tax in Roy City over the last few years. Bob asked for Council to consider accepting Smiths that it will produce good tax revenue.

Bruce Taylor – Hooper Resident

Talks about the pump station that will be built to help with the new development and states that Stuart Adams won't pay for it. Bruce thinks the council should deny the request.

Natalie Zuech- Hooper Resident

Agrees with Bruce Taylor's comment. Natalie stated that she thinks that Stuart should fund the whole thing.

Lyn Bagley – Hooper Resident

Moved from Syracuse 30 years ago, it was just like Hooper. Once they let a grocery store in, Hooper will change.

Garff Hubbard- Hooper Resident

Garff stated that his guess is within 5 years if we don't allow commercial to come in, then we will turn into incorporated Weber County.

Marshal Warwood- Hooper Resident

Marshal is not against the Smith's. With doing a CRA, Marshal is not sure where the money will come from. If the numbers don't add up, she don't think Hooper should do it.

Mante Dixon – Hooper Resident

Frustrated with the city and the council with not being transparent with the noticing. Mante states that she does not want Smith's in Hooper.

Tony Zuech- Hooper Resident

Tony does not want smiths here and does not want to pay for it.

Stan Thurgood – Hooper Resident

Stan stated he is not the “we” in other comments and he is in favor of the store.

Stan states that he is not in favor of paying for Smith’s but is in favor of the Smith’s.

Mandy Medina Harris – Hooper Resident

The Smith’s will bring opportunity to have family have a local job. Mandy wants Hooper to think about the long term. Mandy would love to retain the views without the big developments like apartments would like smaller homes.

David Craig – Hooper Resident

David stated that he filed for Candidacy for District 2 and would love the opportunity to serve the community.

Tracy Woodward- Hooper Resident

Tracy wants the council to look at how long it will take us to build the development and get the revenue.

5. Consent Items

- a) Motion- Approval of Minutes dated May 15, 2025
With no change.

**COUNCIL MEMBER HILL MOTIONED TO
APPROVE THE MINUTES DATED MAY 15, 2025,
WITH NO CORRECTIONS. COUNCIL MEMBER
MARIGONI SECONDED THE MOTION. VOTING AS
FOLLOWS:**

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

MOTION PASSED.

- b) Motion – Approval of Minutes dated May 27, 2025
With no change.

COUNCIL MEMBER FOWERS MOTIONED TO

**APPROVE THE MINUTES DATED MAY 27, 2025,
WITH NO CORRECTIONS. COUNCIL MEMBER
HILL SECONDED THE MOTION. VOTING AS
FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
FOWERS	AYE
HILL	AYE
NORTHROP	AYE
MARIGONI	AYE
MOTION PASSED.	

6. Discussion Items, Reports, and/or Presentations

a. Ratification of Check Register:

Mayor Bingham opened up the ratification of the check register for discussion with no questions from the council. No motion was required as it was for information only.

7. Public Hearings:

None

8. Action Items.

a. Discussion/Motion – Rezone Request for Terrastrada LLC located approximately at 5500 S 4700 W.

Stuart Adams talked about the recommendation from the Planning Commission to do a PUD. Terrestrada agreed to what the Planning Commission is looking for. Stuart talked about the General plan and what it allows currently. Stuart Adams is looking for directions from the City Council and would like for a motion to be made to get a development agreement created.

Council Member Fowers commented that they had reviewed the recommendations from planning commission. Council Member Fowers talked about the commercial corridor on 5500 S that is lined out in the General Plan. Fowers would like it to be based on what the community would like and stated that the residents don't feel like they should be paying for the lift station.

Council Member Fowers agrees he is not in favor of a CRA and is also not in favor of Hooper City being in charge of funding the lift station. DF goes through Planning Commission recommendations and comments on each.

Mayor Bingham stated that Hooper City is in no situation to be paying for the lift station and that Hooper City is new to the commercial development.

Stuart Adams answered the councils' questions and states that they would never ask for a tax increase.

Council Member Hill talked on the LRB study and taxes.

The City Council and Stuart Adams discussed the LRB study, taxes, and the process of moving forward.

COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE REZONE REQUEST FOR TERRASTRADA LLC WITH THE FOLLOWING CONDITIONS NO COMMUNITY REINVESTMENT AREA OR TAX INCREMENT FINANCING, COMMERCIAL PORTION TO BE DONE FIRST IN REFERENCE TO THE FISCAL IMPACT STUDY LRB BUILD OUT, 1/3 ACRE LOTS ON THE WEST SIDE, 1/2 ACRE LOTS ON THE NORTH SIDE, REMAINING AREAS TO BE UP FOR DISCUSSION POSSIBLE PATIO HOMES/ SINGLE FAMILY/55+ COMMUNITY, REZONE APPLICATION TO BE DONE, AND A DEVELOPERS AGREEMENT IN PLACE. COUNCIL MEMBER WILCOX SECONDED THE MOTION.

VOTING AS FOLLOWS:

COUNCIL MEMBER:	VOTE:
WILCOX	AYE
FOWERS	AYE
HILL	NAY
NORTHROP	NAY
MARIGONI	NAY
MOTION DENIED.	

The City Council and Stuart Adams discussed the motion of guidance and the next step. There will be another work meeting to discuss further.

b. Discussion/Motion – Approval of purchase-Emergency Preparedness Trailer.

Member Wilcox explained the purchase of a 26-foot emergency preparedness trailer by Dave Harris for \$12,625, including travel and insurance costs, to be reimbursed from the utility energy tax set aside for emergency preparedness. The trailer includes electrical plugs, an inverter, and shelving for a command

post. Council Member Wilcox explained that the county is pushing us to be prepared for any emergency.

COUNCIL MEMBER NORTHROP MOTIONED TO APPROVE THE PURCHASE OF THE EMERGENCY PREPAREDNESS TRAILER AND REIMBURSE DAVE HARRIS. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

c. Motion(Roll call vote): Ordinance No. 2025-02; Amending the Existing Subdivision Fencing Ordinance of the City.

Mayor Bingham explained Ordinance No. 2025-02 change.

COUNCIL MEMBER HILL MOTIONED TO APPROVE THE ORDINANCE NO. 2025-02; AMENDING THE EXISTING SUBDIVISION FENCING ORDINANCE OF THE CITY. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

d. Motion(Roll call vote): Resolution No. 2025-01; A Resolution approving an Interlocal Agreement for the Provision of Technical Forensic Services.

Mayor Bingham explained Resolution No. 2025-01; A Resolution approving an Interlocal Agreement for the Provision of Technical Forensic Services. It is included in the Weber County Sheriff contract.

COUNCIL MEMBER NORTHROP MOTIONED TO APPROVE THE RESOLUTION NO. 2025-01; A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR THE PROVISION OF TECHNICAL FORENSIC SERVICES. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

e. Discussion: Tabled motion of Shifting of Mayoral Powers.

The Council revisited a motion tabled in February 2025 regarding the shifting of mayoral powers. The council proposed a closed-door meeting. The council agreed to schedule a closed-door meeting on June 10, 2025, at 7:15pm. No mediator was deemed necessary.

9. Adjournment

AT APPROXIMATELY 8:25 PM COUNCIL MEMBER MARIGONI MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder



**HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, JUNE 17, 2025 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

The Hooper City Council held a work meeting at 6:00pm and their regular meeting at 7pm on June 17, 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
Ryan Hill – City Council
Lisa Northrop – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder
Malcolm Jenkins – City Planner
Cami Moss – City Treasurer

6:00PM WORK MEETING

1. Discussion on Agenda Items

At 5:30 PM, the City Council held a work meeting to discuss agenda items. The City Council discussed commercial development proposals with representatives from Terrastrada LLC.

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 Fowers led in the Pledge of Allegiance.

b. Reverence

Council Member Northrop offered reverence.

Sheri Bingham introduced Brandon Miles. Brandon is now our prosecuting attorney. Brandon Miles introduced himself to the Council.

3. Upcoming Events

4. Public Comments:

Bruce Taylor – Hooper Resident

Expressed concerns about the proposed Smith's development, referencing discussions from the June 5, 2025, meeting. Bruce highlighted council concerns about the CRA, affordability, liability, and the developer's responsibility for infrastructure costs.

Amy Christopherson – Hooper Resident

Opposed the Smith's project, Amy cited Stuart Adams' political connections and alleged misuse of taxpayer funds. Urged the council to reject the project to preserve Hooper's small-town character.

Larry Ropelato - Hooper Resident

Larry acknowledged concerns about the project's financials but expressed hope that it could benefit Hooper. Larry noted Stuart Adams' reputation for honesty based on personal connections.

Lori Brinkerhoff – Hooper Resident

Lori supported the Smith's project, describing it as a "once-in-a-lifetime opportunity" for economic development in Weber County. Lori encouraged the council to ask the right questions and move forward with the project.

5. Consent Items

a) Motion- Approval of Minutes dated June 5, 2025
Minutes not ready.

**COUNCIL MEMBER WILCOX MOTIONED TO
TABLE THE MINUTES DATED JUNE 5, 2025, UNTIL
JULY 17, 2025, MEETING. COUNCIL MEMBER
MARIGONI SECONDED THE MOTION. VOTING AS
FOLLOWS:**

COUNCIL MEMBER:
WILCOX

VOTE:
AYE

FOWERS	AYE
HILL	AYE
NORTHROP	AYE
MARIGONI	AYE
MOTION TABLED.	

6. Discussion Items, Reports, and/or Presentations

a. Fraud Risk Assessment:

The City Treasurer Cami presented the fraud risk assessment from the state auditor's office. Cami clarified that we were docked for not having an internal audit function and not having a formal audit committee.

Mayor Bingham asked Cami to go talk about the budget before the public hearing.

Cami goes into detail on what will be done to the amending of the budget for FY 24-25. Cami gives the new certified tax rate; Cami also goes into detail on the new FY 2025-26 budget. Discussion between City Council and Cami Moss regarding the budgets.

7. Public Hearings:

a. Amending the 2024-2025 Budget, Approving the 2025-2026 Budget, and Approving the Certified Tax Rate.

The City Treasurer, Cami provided an overview of the proposed budget amendments for 2024-2025. Cami also goes into detail on the new FY 2025-26 budget.

**COUNCIL MEMBER WILCOX MOTIONED TO
MOVE INTO A PUBLIC HEARING. COUNCIL
MEMBER HILL SECONDED THE MOTION. VOTING
AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
FOWERS	AYE
HILL	AYE
NORTHROP	AYE
MARIGONI	AYE
MOTION PASSED.	

Stan Thurgood- Hooper Resident

Stan emphasized the importance of training employees operating heavy equipment to avoid liabilities, noting only two staff members are currently qualified to drive city trucks and only two that understand the sewer system.

Natalie Zuech – Hooper Resident

Natalie supported training but suggested cost-cutting measures, including an internal audit to review the budget.

Lori Brinkerhoff – Hooper Resident

Lori acknowledged the council's hard work on the budget, noting the complexity and time invested. Lori agreed to look into some price cuts. Lori encouraged commercial development to boost sales tax revenue.

Mayor Bingham and city council spoke on public comments.

COUNCIL MEMBER FOWERS MOTIONED TO MOVE INTO REGULAR MEETING. COUNCIL MEMBER NORTHROP SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

b. Proposal to increase wages for elective and statutory officers.

Cami explained what the new wages would be for City Council, Mayor, and Planning Commission.

COUNCIL MEMBER HILL MOTIONED TO MOVE INTO A PUBLIC HEARING. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MARIGONI **AYE**
MOTION PASSED.

No Public Comments.

**COUNCIL MEMBER HILL MOTIONED TO MOVE
INTO REGULAR MEETING. COUNCIL MEMBER
WILCOX SECONDED THE MOTION. VOTING AS
FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
FOWERS	AYE
HILL	AYE
NORTHROP	AYE
MARIGONI	AYE
MOTION PASSED.	

8. Action Items.

- a. Motion – (roll call vote)- Approval of Resolution No. R-2025-01, Amending the budget for fiscal year 2024-2025.

Council Member Fowers brings up that there were some funds that were spent that they were not aware of.

**COUNCIL MEMBER NORTHROP MOTIONED TO
APPROVE THE RESOLUTION NO. R-2025-01,
AMENDING THE BUDGET FOR FISCAL YEAR 2024*-
2025. COUNCIL MEMBER HILL SECONDED THE
MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
FOWERS	NAY
HILL	AYE
NORTHROP	AYE
MARIGONI	NAY
MOTION APPROVED.	

b. Motion – (roll call vote) Approval for wage increases for elective and statutory officers.

COUNCIL MEMBER HILL MOTIONED TO APPROVE THE WAGE INCREASE FOR ELECTIVE AND STATUTORY OFFICERS. COUNCIL MEMBER NORTHROP SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

c. Motion(Roll call vote): Approval of Resolution No. R-2025-02, Approving the certified tax rate .000280.

COUNCIL MEMBER HILL MOTIONED TO APPROVE RESOLUTION NO. R-2025-02, APPROVING THE CERTIFIED TAX RATE .000280. COUNCIL MEMBER FOWERS SECONDED THE MOTION.

VOTING AS FOLLOWS:

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

MOTION PASSED.

d. Motion(Roll call vote): Resolution No. 2025-03; Approving the 2025-2026 budget.

Council Member Wilcox had a discussion on having Council Member Hill a signer on all checks. Cami explained that it would need to be done with an ordinance. Council wants the ordinance on the next city council meeting in July.

COUNCIL MEMBER NORTHROP MOTIONED TO APPROVE THE RESOLUTION NO. 2025-03, APPROVING THE 2025-2026 BUDGET. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
FOWERS	AYE
HILL	AYE
NORTHROP	AYE
MARIGONI	AYE
MOTION PASSED.	

9. Public Comment:

Lori Brinkerhoff – Hooper Resident

Lori praised the council for grants funding playground improvements, pickleball, tables, and lights.

Natalie Zuech- Hooper Resident

Natalie expressed concern that the mayor was overriding council members' opinions, urging them to follow their initial instincts and listen to residents opposing the Smith's project.

10. Adjournment

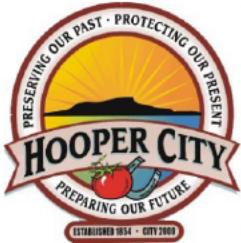
AT APPROXIMATELY 8:29 PM COUNCIL MEMBER NORTHROP MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
FOWERS	AYE
HILL	AYE
NORTHROP	AYE
MARIGONI	AYE
MOTION PASSED.	

Date Approved: _____

Jamee Johnston, Deputy City Recorder

DRAFT



HOOPER CITY
CITY COUNCIL WORK MEETING MINUTES
TUESDAY, JUNE 24, 2025, 5:30PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Council held a work meeting on Tuesday, June 24, 2025, at 5:30 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:

Morghan Yeoman- City Recorder
Malcolm Jenkins- City Planner
Jared Hancock – Public Works Director
Reed Richards – City Attorney

5:30 PM WORK MEETING

1. Meeting called to order – Mayor Bingham

At 5:30 pm Mayor Bingham called the meeting to order.

2. Action Item:

a. Motion- (roll call vote) Resolution No. 2025-04; Authorizing an increase in sewer, solid waste, and stormwater collection rates.

The council discussed Resolution No. 2025-04, authorizing an increase in sewer, solid waste, and stormwater collection rates. Mayor Bingham explained there will be a notice sent out.

**COUNCIL MEMBER HILL MOTIONED TO
APPROVE THE RESOLUTION NO. R-2025-04,
AUTHORIZING AN INCREASE IN SEWER, SOLID
WASTE, AND STORMWATER COLLECTION RATES.
COUNCIL MEMBER FOWERS SECONDED THE
MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
FOWERS	AYE

HILL	AYE
NORTHROP	AYE
MARIGONI	AYE
MOTION APPROVED.	

3. Discussion: Terrastrada LLC Development

The council discussed the proposed Terrastrada LLC development, including a general plan amendment, rezone request, and conditional approval subject to finalization of development agreements.

The City Council discussed the need for changes to the general plan and zoning map, with City Planner Malcolm Jenkins indicating significant work would be required. Concerns about funding a \$2 million sewer lift station, with discussions on whether Smith's should pay upfront or if impact fees from residential development could cover costs.

Opposition to a CRA was expressed by at least three council members, preferring impact fees over CRA participation.

Preferences for residential development included patio homes, third-acre, and half-acre lots, with some council members opposing a 55-and-older restriction to allow younger residents. A significant portion of commercial done before residential.

City Council expressed concerns about the scale of the proposed Smith's Marketplace and its alignment with community needs, with suggestions for a smaller store.

The council noted the need for further clarification from Terrastrada LLC on financing and compliance with the city recommendations before moving forward.

4. Adjournment:

**AT APPROXIMATELY 7:36 PM COUNCIL MEMBER WILCOX
MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER
HILL SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
FOWERS	AYE
HILL	AYE
MARIGONI	AYE
MOTION PASSED.	

Date Approved: _____

Jamee Johnston, Deputy City Recorder

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

Mailing \$44.00
 Fee: \$200.00
Date Submitted 9/19/29

Conditional Use Permit: Property

Print Applicant Name: Cashena Tomlin
Address: 3928 S. 5350 W.

Phone #: ██████████
Day Time Phone #: ██████████

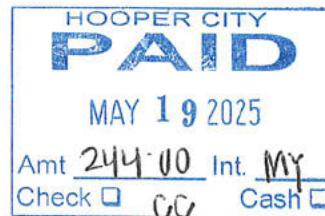
Sq feet/ Acreage of property: 5-186
Reason for conditional use: private Kindergarten AM/PM, possibly Homeschool option or preschool, and daycare (Parent Date Nights.)

Describe use of property: Build a 20x30 structure to conduct education of 5/6 year olds in a one room schoolhouse.

If building on property provide site plan drawings including:

- Map of property showing adjacent streets
- Building/structure dimensions and distance from other structures
- Distance from property lines.
- List any easements on property
- Roof pitch, roofing material, Building materials, driveway materials
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

Water:
Electricity:
Plumbing:



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

This application will be evaluated by, but not limited to, the following items. You may want to address these issues on the back of this application.

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

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all state and local requirements. I also understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months this Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review.

Signature: Cashena Tomlin

Date: May, 19, 2025

***** Approval Date: _____ Disapproval Date: _____

Planning Commission Chairman

Comments/Conditions: _____

Completed applications must be submitted three (3) weeks prior to a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

The Kinder Loop

✓ electric

Guilford

G

DETACHED REC. ROOM

CASH TOMLIN
5426 SOUTH 3380 WEST
UTAH
DATE: 9 JUNE 2025

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 Toll Free 1-866-778-2106 www.HeartstoneDesign.com

INTERLOCAL AGREEMENT RELATING TO THE ROY HILLSIDE SENIOR CENTER

This Interlocal Agreement is made and entered in the _____ day of _____, 2025, by and between the City of Roy, Utah, a municipal corporation of the State of Utah (hereinafter "Roy"), and the City of Hooper, Utah, a municipal corporation of the State of Utah (hereinafter "Hooper").

RECITALS

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "Act"), permits public agencies to enter into agreements with one another for the purpose of exercising, on a joint and cooperative basis, powers and privileges that will benefit their citizens and make the most efficient use of their resources; and

WHEREAS, all of the parties hereto are public agencies as defined by the Act; and

WHEREAS, both Cities are municipal corporations duly organized under Title 10 of the Utah Code Annotated, as amended; and

WHEREAS, in accordance with federal and state laws and regulations, both Cities are allowed to enter into contracts for services to benefit senior citizen residents above the age of 55, including health, recreational, social and educational offerings; and

WHEREAS, Roy owns, controls, and maintains a building which has been and continues to be utilized by senior citizen residents of Roy and neighboring communities; and

WHEREAS, the Scope of this Agreement is limited to facility use and services provided for senior citizens and excludes other building operations and uses as well as long-term maintenance of this building as Roy City asset; and

WHEREAS, both Cities desire to work cooperatively to provide cost efficient and effective senior services programming;

NOW, THEREFORE, for the reasons cited above, and in consideration of the mutual covenants and agreements contained herein, Roy City and Hooper City do mutually agree and undertake as follows:

SECTION ONE SCOPE OF AGREEMENT

1. The Cities intend by this Interlocal Agreement to cooperatively develop a working relationship to provide quality senior citizen services to residents.
2. The Cities agree that this Interlocal Agreement is not intended to cover all costs associated with the facility, but to provide for a portion of compensation in relation to those services utilized by residents of Hooper. Roy is also pursuing similar agreements with nearby communities whose residents frequently utilize these services.

7. **Indemnification.** Roy and Hooper are governmental entities and subject to the Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101, et seq. (“Governmental Immunity Act”). Subject to the provisions of the Governmental Immunity Act, the Cities agree to indemnify and hold harmless the other Party, its agents, officers and employees from and against any and all actions, claims, lawsuits, proceedings, liability damages, losses and expenses (including attorney’s fees and costs) arising out of or resulting from the performance of this Agreement to the extent the same are caused by any negligent or wrongful act or omission of that Party, its officers, agents and employees. Nothing in this Agreement shall be deemed a waiver of any rights, statutory limitations on liability, or defenses applicable to either City under the Governmental Immunity Act.
8. **Employee Status.** It is understood and agreed by the Parties that any and all personnel furnished by the Parties shall remain employees of the respective Parties and shall abide by the personnel policies of the respective parties.
9. **Warranties.** Each party represents and warrants that it is a public agency within the meaning of the Act, is authorized to execute and deliver this Interlocal Agreement and there is no litigation, legal action, or investigation between the Parties that would adversely affect this Interlocal Agreement.
10. **Governing Law.** It is understood and agreed by the Parties that this Interlocal Agreement shall be governed by the laws of the State of Utah as to interpretation and performance.
11. **Assignability.** The rights, duties, powers, and obligations of this Interlocal Agreement may not be transferred, assigned, or delegated without the express written consent of the Parties.
12. **Rules of Construction and Severability.** Standard rules of construction, as well as the context of this Interlocal Agreement, shall be used to determine the meaning of the provisions herein, except as follows: If any of the provisions herein are different from what is normally allowed or required by law, every effort shall be used to construe the clauses to be legally binding and to infer voluntary arrangements which are in addition to what is normally allowed or required by law. If any provision, article, sentence, clause, phrase, or portion of this Interlocal Agreement, including but not limited to any written amendments, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Interlocal Agreement. It is thus the intention of the Parties that each provision of this Interlocal Agreement shall be deemed independent of all other provisions herein.
13. **Counterparts.** This Interlocal Agreement may be executed in counterparts by Roy and Hooper.
14. **Legal Compliance.** The Parties, as part of the consideration herein, shall comply with all applicable federal, state, and local laws.

SECTION THREE

City Recorder

Approved as to form and compliance
with applicable law:

City Attorney

Date: _____

HOOPER CITY

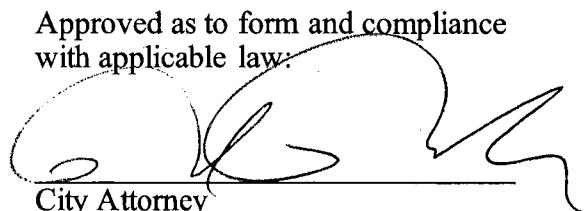
By: _____

MAYOR

ATTEST:

City Recorder

Approved as to form and compliance
with applicable law:

A handwritten signature in black ink, appearing to read "City Attorney", is written over a horizontal line.

City Attorney

Date: _____

c. Discussion/Motion: Senior Lunch

Mayor Bingham explained that Roy City needs \$4,000 annually to continue their senior lunches / activities and keep the Roy Center open. It would be an interlocal agreement between West Haven, Hooper and Roy.

Mayor Bingham also explained the senior lunches at Hooper City Civic Center that Hooper holds every first and third Wednesday. Hooper needs to apply funds annually of \$1,980 to cover one Wednesday cost of meals for the seniors. The other Wednesday is covered by donations.

The City Council discussed the Senior Lunches and budget. Council Member Marigoni would like to see a budget set instead of amending the budget.

Council Member Hill suggested signing a 1-year contract to see how it goes. Totaling \$5,980 funding for seniors. Council Member Marigoni would like to know when the \$1,980 funding is gone.

**COUNCIL MEMBER HILL MOTIONED TO
APPROVE AN INTERLOCAL AGREEMENT SIGNED
WITH WEST HAVEN AND ROY FOR \$4000.00
DOLLARS AND \$1,980.00 DOLLARS TO USE
LOCALLY FOR OUR SENIOR LUNCHES FOR 1
YEAR CONTRACT. COUNCIL MEMBER
NORTHROP SECONDED THE MOTION. VOTING AS
FOLLOWS:**

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

MOTION APPROVED.

d. Discussion/Motion: Approval of funds for Emergency Preparedness.
The City Council discussed funds for Emergency Preparedness.

**COUNCIL MEMBER MARIGONI MOTIONED TO
APPROVE THE 5% OF THE UTILITY FUNDS GO TO**

RESOLUTION NO. 2025-__

**A RESOLUTION RELATING TO THE APPROVAL OF AN INTERLOCAL
AGREEMENT BETWEEN ROY CITY AND HOOPER CITY REGARDING THE
PROVISION OF SERVICES TO SENIOR CITIZENS**

WHEREAS, both Hooper City and Roy City desire to assist and provide services for their senior citizens over the age of fifty-five including health, recreation, social, and educational offerings; and

WHEREAS, Roy City owns and maintains a building which has been and continues to be utilized by senior residents of Roy City and neighboring communities; and

WHEREAS, the cities have agreed that that building will service the seniors from both Roy City, Hooper City, and other adjoining cities, and that Hooper City would contribute to the senior services by providing a cash amount to Roy City; and

WHEREAS, the details of the agreement between the cities are encompassed in the attached interlocal agreement; and

NOW THEREFORE, be it resolved by the City Council of Hooper City duly assembled, that the attached interlocal agreement between Roy City and Hooper City relating to providing senior citizen services be approved and adopted by Hooper City.

SIGNED AND ENTERED INTO this ____ day of _____ 2025.

“CITY”
HOOPER CITY

By: _____
Sheri Bingham, Mayor

ATTEST:

City Recorder

Voting:	Yes	No
Council Member Fowers	____	____
Council Member Hill	____	____
Council Member Northrop	____	____
Council Member Wilcox	____	____
Council Member Marigonie	____	____

ORDINANCE NO. 2025-03
AN ORDINANCE RELATING TO THE POSTING OF HOME SIGNS BY
RESIDENTS OF HOOPER CITY

WHEREAS, the City has received suggestions from various residents relating to the City's established home sign policy; and,

WHEREAS, after receiving those suggestions, the council would like to modify the provisions of the home sign ordinance within the city.

NOW, THEREFORE, the City Council, as duly constituted, makes the following changes to Title 10, Chapter 4F, Section 8 of the city ordinances:

10-4F-8 Home Signs

Accessory nameplate and home occupation signs are permitted and classified as an accessory use in all base zones and do not require a permit.

- A. One accessory nameplate and home occupation sign or combination thereof is permitted for each dwelling.
- B. The erection of such signs are subject to the following design standards:
 1. Each sign, including combination signs, shall not exceed 2 16 square feet in area and may be illuminated by internal illumination only.
 2. If the home occupation signs must be is attached flatly to the building it shall not to exceed the height of the eaves line.
 3. Signs must comply with all property setbacks.

Effective Date

In order to implement these changes to conform with State law as quickly as possible, this Ordinance shall become effective twenty (20) days after passing.

PASSED this _____ day of _____, 2025.

Mayor

Voting:

ATTEST:

City Recorder

Council Member Fowers	____
Council Member Hill	____
Council Member Marigoni	____
Council Member Northrop	____
Council Member Wilcox	____

HCD Moderate Income Housing Report

Report due via emailed DWS link or [webpage link](#) by August 1, 2024

Entity

City of Hooper

Who is filling out this report?

Morghan Yeoman

City Recorder

admin@hoopercity.com

County or Municipal Mailing Address

5580 West 4600 South

Hooper, Utah 84315

Legislative Body's Email

sbingham@hoopercity.com, dfowers@hoopercity.com, rhill@hoopercity.com,
dmarigoni@hoopercity.com, lnorthrop@hoopercity.com, bwilcox@hoopercity.com,

Other staff or elected officials' email (If you would like specific staff or officials notified of the municipality or county's moderate income housing report status, please include their contact information)

Include all that apply

Please choose from the following options:

(Select all that apply)

- 1) The county or municipality is completing the FIRST year of reporting on the moderate income housing plans.
- 2) The county or municipality implementation plan or strategies were updated or amended during the reporting period.
- 3) The county or municipality is in YEAR 2-5 of reporting on implementation plan tasks and timelines. (If the implementation plan has been updated or amended, progress made must be documented in this section of the report.)

Progress Report Section

Please fill out this portion of the report if the county or municipality is in years 2-5 of reporting on implementation plan tasks and timelines.

If the implementation plan has been updated or amended, progress made must be documented in this section of the report.

Zoning Data

Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this link. If you have any questions, please contact mih@utah.gov.

If a shapefile is not available, please provide a link to maps and tables:

https://www.hoopercity.gov/sites/default/files/fileattachments/community_development/page/133/hooper_future_land_use_map_jul2122.pdf

https://www.hoopercity.gov/sites/default/files/fileattachments/community_development/page/4251/zoning_map_3-16-2021.pdf

When did the last zoning map or text amendment occur?

Current zoning last amended March 16, 2021, future land use last amended July 21, 2022

Entitled Units & ADU Section

Entitled units are those units that have a legal right to be developed through the existing residential zone, existing development agreement, or other legal mechanisms for residential development, such as an overlay zone. The purpose of this data collection effort is to capture as built/zoned conditions on the ground. Please report entitled unit data as of May 1, 2024. Do not include any parcels/units that are only planned and in the process of being zoned residential. For example, if a parcel is zoned greenbelt on May 1, 2024 and a rezone application is in process, do NOT count the rezone of the greenbelt parcel in this data.

This report should include the units/parcels/lots/developments which are entitled, including by right, development agreement, or other legal mechanism for residential development. There are various situations where development on a zoned parcel may not be possible, be it geographic constraints, set back requirements, lack of infrastructure, etc. Please feel free to describe this context for your community in the barriers and narrative sections of the report.

Provide a count of residential units (single family, townhome, multi family, etc) that are entitled through a development agreement, planned unit development, or other legal document providing the landowner with the right to build residential units on a parcel, lot, or development that have NOT pulled a building permit.

Answer: 171

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Answer: 1111

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Answer: 667

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. Roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Answer: 125

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.

Answer: The primary barrier that has been identified by the City of Hooper is the cost of infrastructure to service raw land. Specifically, the cost of sewer service and the cost of lift stations that are required to pump waste to the regional treatment facility. The City's most recent estimate for a sewer lift station (with the bid received in the past year) was just under \$2 million dollars to construct. The rising cost of building materials has also been identified as a barrier to development. Developers have also expressed issues relating to the increased cost of financing new development. No other barriers to developing these units have been identified at this time.

Provide any narrative or description to support the data entered above. This could highlight any notable developments moving forward, clarifications of the data, etc.

Answer:

To determine the number of entitled units in overlay zones in Hooper, the City reviewed the possibility of residential zoning in each of the four overlay zones. The Agriculture Protection overlay is the only zone that has the potential for residential development, so the number of entitled units were calculated only within the Ag Protection overlay zone.

The third entitled units section, requesting the count of parcels that are zoned residential but have not pulled a building permit, was determined by calculating the total acres of vacant land (834 acres), assuming R-1 zoning, and estimating that 20% of the area will become streets.

To determine the number of units that are fully serviceable, it was determined that 156 acres of vacant land has utilities available. Assuming R-1 zoning and 20% of the area will become streets, the total entitled residential units which have received will serve letters from utilities or an equivalent is 125.

Please describe the number of Accessory Dwelling (internal and external detached or attached) units in your county or municipality to the best of your ability.

Answer: 10

**How does the county or municipality track known for rent Accessory Dwelling Units?
(select one)**

- Count of building permits issued
- Count of business licenses or permits to rent issued
- Count of conditional use permits issued
- Other:

Total known number of Accessory Dwelling Units recorded as of the report submission date:

Answer: 10

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024:

Answer: 1

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2023 and July 31, 2024:

Answer: 0

Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2023 and July 31, 2024: (if applicable, please provide the count and type of permit or license issued)

Answer: 0

What types of support would be helpful to your community as you implement the moderate income housing strategies?

(Select all that apply)

- Housing supply data
- Housing needs data
- Planning technical assistance
- Model ordinances.
- Case studies for strategies
- Staff resources
- Reporting technical assistance
- Guidebooks for planning and reporting
- Education on partnering with nonprofit organizations or housing authorities
- Other

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? If none, please write N/A.

Answer: Additional resources on tracking the average cost of housing in Hooper, and the average cost of rent in Hooper.

Strategy Progress Reporting

Please document progress made on the moderate-income housing strategies since the county or the municipality received their compliance notice. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

See answers for Strategies #1-3 (E, F, G) below.

FIRST STRATEGY ANSWERS

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Answer: E

For reference in answering the following questions: E is #1 in Hooper's Report - Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

From 2023 Report: Hooper City reviewed and identified issues with the current definition of an Additional Dwelling Unit (ADU). From January to July of 2023, Hooper City approved six ADUs; five of them were new applications and one was an extension of a permit that was going to expire. The City currently only tracks detached ADUs. Residents have been more interested in ADUs and have asked the City about them.

Six detached ADUs were approved to be built in Hooper City. The City Council has been discussing changes in ADUs regulations to become more appealing to residents and the City Council plans to change the City's ADU ordinance by the end of this year

The City Council has been looking at definitions and examples from other Cities regarding ADUs and considering how to amend Hooper City's definition and ordinance.

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be completed between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality implementation plan.

Answer: The City reviewed its ADU code in 2024, and passed Ordinance 2024-04, an Ordinance that amended and clarified Title X, the zoning and subdivision ordinance. The intent of the ordinance is to eliminate confusion around rezoning to meet ADU code requirements. There is now a clearly established step-by-step process in City Code to help staff and residents implement ADUs in Hooper.

3. What page in the submitted plan can this be found?

Answer: Page 8 of the HOOPER CITY AMENDMENT TO GENERAL PLAN FOR AFFORDABLE HOUSING document.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Answer:

The Planning Commission, City Council, and staff continue to research regional standards in order to adopt best practices and language that can aid in the successful implementation of this strategy. Staff is currently working with their building inspector to review the requirements of Utah Code 10-9A-530 and HB 82, specifically with the intent to develop an inspection guideline on what the City may require as a part of the permitting process to aid in the health and safety of ADUs in Hooper. The City also passed Ordinance 2024-03, which sought to define and clarify the zoning and subdivision requirements in the section of City Code that defines ADUs. The ordinance included a clear outline of the process for changing zoning and/or the future land use map section of the general plan.

The City is currently considering the possibility of allowing variance language to be included in the ADU ordinance in the event that a property owner seeking an ADU permit does not meet the frontage or setback requirements the City Code currently requires. The City has identified a small number of properties that may be interested in going through the permitting process for an ADU, but due to the unique nature of their property, they may not be able to meet the current requirements of the City Code.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Answer: There have been no land use regulation changes or land use decisions in the past year. The Planning Commission continues to review the strategies defined in the Hooper General Plan in order to facilitate discussion on meeting the goals and objectives outlined in the plan.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the

community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Answer: City staff has acknowledged the difficulty of permitting existing internal ADUs that operate within Hooper, as residents are hesitant to go through the permitting process due to misinformation or a lack of information on the City Code's requirements. Staff has discussed creating an information sheet (similar to Millcreek's ADU FAQs Packet) that can be provided to interested parties at City Hall and the Building Department, as well as including that information on the Hooper City website in order to dispel myths and misinformation surrounding ADUs.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Answer: Due to large lot sizes and existing zoning regulations in Hooper, the City has seen a steady increase of detached ADU permits and interest in permitting ADUs within the City. The information campaign detailed in the previous response is one way the City hopes to see a similar increase in permitted internal ADUs.

SECOND STRATEGY ANSWERS

- 1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.**

Answer: F

For reference in answering the following questions: F is #2 in Hooper's Report - Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

From 2023 Report: Hooper City has reviewed their zoning and has determined that it is in line with the future master plan. Hooper City has been working with developers to design and install a regional lift station that will provide sewer (which facilitates higher density) to raw land.

The City recently accepted a regional sewer lift station (which provided higher density housing) in the north end of Hooper. The City also decided that it would participate with a developer to install another regional sewer lift station instead of having the developer install a local lift station that would have only served their development. The City with the developer commissioned a design that will be bid by the end of 2023.

Because of the regional sewer pump stations, higher density of the land was granted for development in the surrounding areas.

Hooper City does not monitor the pricing nor the trends of real-estate, but the developers of two of the subdivisions listed above have sold every lot and the third developer has indicated that he will be able to sell all of the lots quickly once they get approved.

Surrounding land to all three of these developments can now be sewered by the regional lift stations. Some land has been posted for sale and several developers have been interested in them.

- 2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be completed between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:**

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;**

ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality implementation plan.

Answer:

The City is continuing to work towards servicing additional areas of the City zoned R2 and R3. The proposed regional lift station design was completed earlier this year, and was bid out and is now shovel-ready. The construction of this proposed station is contingent on securing additional funding, either through a public/private partnership with multiple stakeholders adjacent to the proposed lift station site, or through a possible CRA. The City has facilitated a meeting of the stakeholders earlier this year, as multiple private interests may be able to partner with the City to bring infrastructure to the area.

The implementation plan also details the City's desire for UTA bus service in Hooper. In 2024, Mayor Bingham met with UTA to discuss bus rapid transit and what would be required to implement service. UTA would like to continue to study the region, and has communicated that the successful mixed use/commercial development that is currently being proposed in Hooper would be considered for a rapid transit bus location.

3. What page in the submitted plan can this be found?

Answer: Page 10 of the HOOPER CITY AMENDMENT TO GENERAL PLAN FOR AFFORDABLE HOUSING document.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Answer: The City is working on bringing multiple private interests together to help incentivize the investment in infrastructure and allow for more utility-ready property to be available for development. Hooper is working on lowering barriers to development, including the consideration of a CRA. City staff has also been researching the possibility of implementing a CRA to help fund infrastructure. Two City Council presentations have been scheduled in August to help the City decide how to move forward with the possible CRA.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Answer: No land use regulations or decisions have been made between August 1, 2023 and July 31, 2024 relating to this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023

and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Answer: The primary barrier to establishing sewer service and developing property in the R2 and R3 zones is the requirement of a traffic transportation study that UDOT requires as some of the property is located off of a state route. It is expected that there may also be a required acceleration/deceleration lane, or the elimination of an intersection, as a result of the traffic study. These possible outcomes are reducing interest in the surrounding areas, and the City does not have the funding available for the traffic study at this time. The City will continue to seek possible alternative funding sources, such as grants and technical assistance programs, to help complete the required study.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Answer: The completion of the sewer lift station design and the new “shovel ready” construction status has contributed to the collaboration of private partners in the region. It’s the City’s hope that moving forward on the engineering and design will allow the possible developers in the area requiring infrastructure to consider an investment to move forward on their proposed projects.

THIRD STRATEGY ANSWERS

1. Select a moderate income housing strategy from UCA that the county or municipality has included in its moderate-income housing element.

Answer: G

For reference in answering the following questions: G is #3 in Hooper's Report - Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

From 2023 Update: During the first quarter of the year, Hooper City Planning Commission, City Council and staff reviewed Chapter 2 and Chapter 10 ordinances of the City Code. The City identified several items in the ordinances that were discussed and were considered for updates and changes. Several items were clarified or changed; however, the changes do not correlate to Strategy G.

Hooper City has also been working with developers to design and install a regional lift station to provide sewer to raw land. A sewer lift station will provide the ability for higher densities. Currently the only option for development is to use on-site sewer disposal systems (septic tanks and drainfields).

The City has finalized a master sewer plan and is looking to partner with developers to provide regional pump stations in strategic locations that will benefit various developments. There are currently three potential developments interested in the East area that would benefit from one sewer pump station. The City has decided to work with these potential developers to facilitate the installation of the East area pump station. This is not necessarily a land use regulation or decision, but if the East area pump station is installed, it will facilitate changes in future land use.

Prior to September of 2023, no landowners had petitioned to change the existing land use zone. The majority of the land use in the East area is zoned R1, residential use comprising of 40,000 ft² lots. Future land use zone does allow for commercial development and R.75 (residential lots of 30,000 ft²). There is a potential for even smaller lots but prior to September 2023 no landowners had inquired about it.

From 2023 Non Compliance Letter DWS states: "In the submitted report, Strategy G does not provide adequate description about the work completed on the expansion of sewer in the area for the division to assess progress and monitor compliance with the implementation plan. The report describes that the city is working with developers on this project but does not describe what work has been done. In the market response section of the report, it says "has not happened yet" to several metrics. The division needs clarity on the actions which have been completed for this strategy to determine compliance."

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be completed between August 1, 2023 and July 31, 2024. A county or municipality may include an ongoing action taken by the specified county or municipality prior to the 12-month reporting period applicable to the subsequent progress report if the specified county or municipality:

- i) has already adopted an ordinance, approved a land use application, made an investment, or approved an agreement or financing that substantially promotes the implementation of a moderate income housing strategy identified in the initial report;
- ii) demonstrates in the subsequent progress report that the action taken is relevant to making meaningful progress towards the specified county or municipality implementation plan.

Answer:

Similar to Strategy F, the City is continuing to work towards servicing additional areas of the City zoned R2 and R3. The proposed regional lift station design was completed earlier this year, and was bid out and is now shovel-ready. The construction of this proposed station is contingent on securing additional funding, either through a public/private partnership with multiple stakeholders adjacent to the proposed lift station site, or through a possible CRA. The City has facilitated a meeting of the stakeholders earlier this year, as multiple private interests may be able to partner with the City to bring infrastructure to the area. As mentioned in the prior response, the City is also making progress in the consideration of tax-increment financing tools.

The City is finalizing their subdivision ordinance as required by SB 174, and is considering possible land use changes to accommodate a mixed use development that may be a part of a proposed development in Hooper. This development is the same development that would need to be serviced by a new regional lift station, so the City will continue to work on bringing private developers together, and considering the use of tax increment financing, to support the development of the proposed mixed use housing.

3. What page in the submitted plan can this be found?

Answer: Page 11 of the HOOPER CITY AMENDMENT TO GENERAL PLAN FOR AFFORDABLE HOUSING document.

4. Describe each action taken between August 1, 2023 and July 31, 2024 to implement the tasks listed in Question 2. Include how the actions taken support the county or municipality's effort to implement the strategy.

Answer: Similarly to Strategy F, the City believes bringing multiple private interests together will help incentivize the investment in infrastructure and allow for more utility-ready property to be available for development. Hooper is working on lowering barriers to development, including the

consideration of a CRA. City staff has also been researching the possibility of implementing a CRA to help fund infrastructure. Two City Council presentations have been scheduled in August to help the City decide how to move forward with the possible CRA.

5. Describe each land use regulation or land use decision made between August 1, 2023 and July 31, 2024 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

Answer: No land use regulations or decisions have been made between August 1, 2023 and July 31, 2024 relating to this strategy.

6. What barriers were encountered by the county or municipality between August 1, 2023 and July 31, 2024 while implementing this strategy? Describe the barriers, any delay in implementation, steps taken to address the barrier, and whether barriers did or will result in changes to the implementation plan. Documenting barriers provides HCD with context and better supports us in describing what counties and municipalities are experiencing as they implement their plans. The documentation of barriers does not exempt the community from reporting progress toward strategy completion and compliance with the implementation plan. At least the minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

Answer: Similar to Strategy F, the primary barrier to establishing sewer service and developing property in the R2 and R3 zones is the requirement of a traffic transportation study and the possible acceleration/deceleration lane that UDOT requires as some of the property is located off of a state route. The City will continue to seek possible alternative funding sources, such as grants and technical assistance programs, to help complete the required study.

7. Describe the changes observed and any other market responses identified as a result of implementing or taking action to implement this strategy. This question should answer how the actions taken have created changes in the county or municipality, whether positive or negative. Market responses could include units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.

Answer: There has been increased interest by the property owners that would be serviced by the future lift station that is now designed and ready for construction. If additional market barriers (increased building supplies and financing costs) are reduced, the City expects to see the lift station completed through private investment.

2025 Moderate Income Housing (MIH) Report PREVIEW

This report can be saved and revised if a responder accesses the report from the emailed link, using the same browser and computer.

If you access the report from the Housing and Community Development (HCD) website or use another browser or computer to complete it, the report will need to be submitted in the same session.

Each time you hit the "Next" button, your progress will save.

All materials must be received by HCD no later than 11:59:59 PM on **August 1, 2025**. Late submissions will not be accepted.

Please direct any questions to mih@utah.gov.

To Get Started, Please Select Your County or Municipality



Who is filling out this report?

- Preparer's Name _____
- Preparer's Job Title _____
- Preparer's Email _____
- Preparer's Phone _____

County or Municipality Mailing Address

Legislative Body's email (either one central council or commission email, or emails for each council member or commissioner)

Other staff or elected officials' email (If you would like specific staff or officials notified of the municipality or county's moderate income housing report status, please include their contact information)



Provide the following information for your moderate-income housing element:

Link to adoption resolution or ordinance:

Link to general plan, moderate income housing element:

You will not be able to go back in the survey after making this selection. Please make sure you have entered all information up to this point. **TYPE OF REPORT** Please choose from the following options. Nearly all communities are in year 2-5 of their reporting.

This is our FIRST year of reporting on our moderate income housing plan

(if you choose this option, go to page 4 of the PDF to see remaining questions)

We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

(if you choose this option, go to page 5 of the PDF to see remaining questions)

We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

(if you choose this option, go to page 13 of the PDF to see remaining questions)



This is our FIRST year of reporting on our moderate income housing plan.

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. (For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)

▼ A ... CC

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)

Would you like to submit an additional strategy? (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

Yes
 No



If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

- 1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.
- 2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code [10-9a-403.1](#) Section (10).

Clicking the "Next" button at the bottom of the form will submit your report.



We are in YEAR 2-5 of reporting on the implementation plan tasks and timelines we reported on last year.

2-5 YEAR REPORTING The following section is for communities in YEARS 2-5 of reporting. If the implementation plan has been updated or amended, progress made must be documented in this section of the report. You will enter the following information in this section: 1) Shapefiles and data related to zoning, entitled units, and accessory dwelling units (ADUs) 2) Your community's MIH strategies (including changes to strategies - if applicable) 3) Feedback and recommendation regarding the MIH program

ZONING MAP

Zoning Data Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this link. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.

When did the last zoning map or text amendment occur?

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.



Provide a count of entitled residential units (as defined above) that have NOT received a building permit.

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.



Provide any notes or explanations for the data entered above (e.g., upcoming developments, clarifying data, context, etc.).

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? (select one)

- Count of building permits issued
- Count of business licenses or permits to rent issued
- Count of conditional use permits issued
- Other _____

Total known number of Accessory Dwelling Units recorded as of the report submission date:

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:



Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 (if applicable, please provide the count and type of permit or license issued)

REPORTING ON STRATEGY PROGRESS The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

▼ A ... CC

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing); ii) the new report shows the action is still helpful to making progress on the strategy.

3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.



4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress. The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).



7. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)

Do you need to submit another strategy? (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes
- No



FEEDBACK & RECOMMENDATIONS What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

- Housing supply data
- Housing needs data
- Planning technical assistance
- Model ordinances.
- Case studies for strategies
- Staff resources
- Reporting technical assistance
- Guidebooks for planning and reporting
- Education on partnering with nonprofit organizations or housing authorities
- Other (Please specify)

Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? (If none, please write N/A)



If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

- 1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.
- 2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code [10-9a-403.1](#) Section (10).

Clicking the "Next" button at the bottom of the form will submit your report.



We are in YEAR 2-5 of reporting AND our implementation plan or strategies were updated or amended during the reporting period between August 1, 2024 and July 31, 2025.

2-5 YEAR REPORTING WITH NEW STRATEGIES OR AMENDMENTS The following section is for communities who have amended their strategies or plans while in years 2-5 of reporting. You will first provide the new strategies you have adopted or changed. Afterward, you will report on the previous progress made with your old strategies. *Note that if you amend or adopt new strategies during the reporting period (Aug 1, 2024–July 31, 2025), you must report on the progress of the original strategies (e.g., you previously pursued strategy A, but switched to strategy B on January 1. You would provide the new information about your plan to pursue strategy A, then report on the progress made on strategy B from August to January 1).*

STRATEGY SELECTION & PLANNING

Select which strategy from Utah Code that you included in your moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities, and Section 17-27a-403 for counties)*

▼ A ... CC

For that strategy, list each benchmark and the planned implementation timeline(s). A benchmark is a key task(s) to advance this strategy and should be specific and measurable. Timelines should be time bound (e.g., annually, quarterly; Q1, Q2; 2025, 2026, 2027; specific dates; etc.)



Would you like to submit an additional strategy? (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes
- No

ZONING MAP

Zoning Data Statute requires that counties and municipalities provide their current zoning map. This document should reflect current adopted ordinances.

Please be aware that zoning data submitted will be shared with the Utah Geospatial Resource Center.

Shapefiles (.shp) must be uploaded using this link. After uploading the file, please type "Uploaded" in the field below. If a shapefile is not available, please provide a link to maps and tables in the field below. If you have any questions, please contact mih@utah.gov.

When did the last zoning map or text amendment occur?

ENTITLED UNITS The following questions ask about entitled units. Entitled units are units that are legally allowed to be built under current zoning, existing development agreement, or other legal mechanism, (e.g., overlay zone). This data is collected to capture current built or zoned conditions. Please report entitled unit data as of May 1, 2025. Do not include any parcels or units that are only planned or in the process of being rezoned as residential. *Example: if a parcel is zoned greenbelt on May 1, 2025 and a rezone application is in process, do not count it in this data.* If some parcels can't be developed due to barriers like geography, setbacks, or lack of infrastructure, you can explain these issues in the **barriers** or **narrative** sections of your report.



Provide a count of entitled residential units (as defined above) that have NOT received a building permit.

Less the units, parcels, lots, or developments reported in the previous question, provide a count of vacant parcels, lots, or developments that include an overlay zone and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

Less the units parcels, lots, or developments reported in the previous two questions, provide a count of vacant parcels, lots, or developments that are currently zoned residential (single family, townhome, multi family, etc) and the number of residential units that could be built on said parcel, lot, or development that have NOT pulled a building permit.

From the counts reported above, provide a count of the entitled residential units which have received will serve letters from utilities or an equivalent that shows that all utilities and infrastructure (i.e. roads, water, sewer, power, phone, gas) are complete for the units, parcels, or lots.

Describe any barriers to developing these units that have been experienced. These barriers could include infrastructure, public concerns, geographic constraints, etc. Providing detail here allows us to share the experiences and needs of communities to support the data reported above.



Provide any notes or explanations for the data entered above (e.g., upcoming developments, clarifying data, context, etc.).

ACCESSORY DWELLING UNITS

The following questions ask about the number of Accessory Dwelling Units (internal, external, detached) in your county or municipality as of the report submission date.

How does the county or municipality track known "for-rent" Accessory Dwelling Units? (select one)

- Count of building permits issued
- Count of business licenses or permits to rent issued
- Count of conditional use permits issued
- Other _____

Total known number of Accessory Dwelling Units recorded as of the report submission date:

Total number of building permits issued to construct an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025:

Total number of business licenses or permits to rent an ADU issued in the county or municipality granted between August 1, 2024 and July 31, 2025:



Total number of other types of permits or license issued for an ADU in the county or municipality granted between August 1, 2024 and July 31, 2025 (if applicable, please provide the count and type of permit or license issued)

REPORTING ON STRATEGY PROGRESS The following questions ask you to provide detailed progress on the moderate-income housing strategies between August 1, 2024 and July 31, 2025. A county or municipality must report on at least the minimum strategy requirements to comply in the subsequent report.

1. Select a moderate income housing strategy from Utah Code that the county or municipality has included in its moderate-income housing element. *(For the list of strategies, visit jobs.utah.gov/mihreporting or refer to Utah Code Section 10-9a-403 for municipalities and Section 17-27a-403 for counties)*

▼ A ... CC

2. Reference the Implementation Plan for this strategy and list the timelines and benchmarks that were planned to be complete between August 1, 2024 and July 31, 2025. You may include actions taken before the 12-month reporting period in this report as an ongoing action if it: i) clearly supports the moderate income housing strategy from the initial report (e.g., previously adopted ordinance, approved a land use application, made an investment, or approved an agreement or financing); ii) the new report shows the action is still helpful to making progress on the strategy.

3. Describe each action taken between August 1, 2024 and July 31, 2025 to implement the tasks listed in Question 2. Include how the actions taken support implementation of the strategy.



4. Describe each land use regulation or land use decision made between August 1, 2024 and July 31, 2025 to implement this strategy. Include how the regulations or decisions support efforts to implement the strategy.

5. What barriers were encountered by the county or municipality between August 1, 2024 and July 31, 2025 while implementing this strategy? Documenting barriers does not exempt the community from reporting plan progress. The minimum required number of strategies must advance for compliance, regardless of the barriers faced. If no barriers were experienced, write "None."

6. Describe how the market has responded to the implementation of the strategy (e.g., units permitted, units entitled, deed restrictions, rezones, households displaced during redevelopment, changes in rents, etc.).

7. Links to supporting documentation (Optional)

Attachment to supporting documentation (Optional)



Do you need to submit another strategy? (You will not be able to enter more information or go back after choosing "No". Please make sure you have entered all information up to this point.)

- Yes
- No

FEEDBACK & RECOMMENDATIONS What types of support would be helpful to your community as you implement the moderate income housing strategies? (Select all that apply)

- Housing supply data
- Housing needs data
- Planning technical assistance
- Model ordinances.
- Case studies for strategies
- Staff resources
- Reporting technical assistance
- Guidebooks for planning and reporting
- Education on partnering with nonprofit organizations or housing authorities
- Other (Please specify)



Describe any recommendations on how the state can support the county or municipality in implementing the moderate income housing strategies? (If none, please write N/A)

If your community has a fixed guideway transit station or is within 1/2 mile of a rail station, and is required to adopt the Station Area Plan strategy, please ensure that you do the following:

- 1) Submit your approved station area plan to your applicable metropolitan planning organization (Wasatch Front Regional Council or Mountainland Association of Governments). If they determine that your station area plan is compliant with state code, they will provide your community a written certification of compliance.
- 2) Provide us (HCD) with the certification of compliance, either by going back to the optional attachment page earlier in this report OR emailing it to mih@utah.gov.

For more information on this requirement, see Utah Code [10-9a-403.1](#) Section (10).

Clicking the "Next" button at the bottom of the form will submit your report.



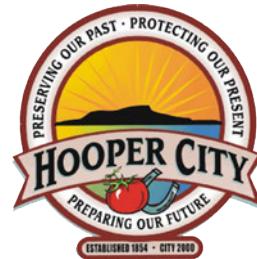
MAYOR REPORT

TO: City Council

FROM: Sheri Bingham, Mayor

DATE: July 10, 2025

SUBJECT: Community Events Finances



The following report includes information concerning the Community Events that Hooper City sponsors and the financial reporting of each.

Background

Hooper City has a long history of Community Events. Appealing aspects for residents, living in a city, are the traditions and memories they make as they are involved in community activities. One of the oldest events in Hooper is Hooper Tomato Days. This event has its origins in 1925, with the very first Hoper Farm Bureau Celebration. In 1932, the celebration was changed to Hooper Tomato Days.

Other events followed such as the Annual Easter Egg Hunt, Halloween Haunt, and the Health, Safety and Emergency Preparedness. Hooper City continues to support these activities to provide worthwhile experiences for their residents. Budgetary constraints is always a concern and consideration for Community events

Analysis

Hooper Tomato Days Celebration relies heavily on the generous support of sponsors and RAMP grant funding that is applied for yearly. The following is an analysis of revenue and expenses.

- 2016 - Revenue - \$73,516 Expenses - \$70,326
- 2017 - Revenue - \$80,378 Expenses - \$64,536
- 2018 - Financial Statement not found
- 2019 - Revenue - \$108,669 Expenses - \$105,829
- 2020 - Revenue - \$55,130 Expenses - \$31,356
- 2021 - Revenue - \$105,556 Expenses - \$99,541
- 2022 - Revenue - \$117,136 Expenses - \$108,197
- 2023 - Revenue - \$88,369 Expenses - \$88,219
- 2024 - Revenue - \$95,334 Expenses - \$85,607 (Grant not applied for)
Year Accounting - Income - \$95,334 Expenses - \$85,607
- 2025 - \$50,000 RAMP grant received

- Easter Egg Hunt - Community Sponsors contribute to the event to subsidize the budgeted amount.
- Halloween Haunt - EZ Grants have been applied for in the past to subsidize the budgeted amount.
- Health, Safety, Emergency Preparedness Fair - Western Weber Coalition contributes to the event to subsidize the budgeted amount.