

**HOOPER CITY
CITY COUNCIL AGENDA
AUGUST 7, 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, August 7, 2025, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 5:30pm

1. Jason Burningham; LRB Fiscal Analysis

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Council member Fowers
 - b. Reverence – Council member Hill
3. Upcoming events
4. Public Comments
5. Consent Items
 - a. Approval of minutes dated July 17, 2025
6. Public Hearings
7. Discussion Items, Reports, and/or Presentations
 - a. Tomato Days; Erin Maughan
8. Action Items
 - a. Discussion/Motion: Reconsideration of Renevestors LLC request for rezone located at 4440 S 6300 W
 - b. Discussion of Terrestrada LLC development
 - i. Discussion and consideration of possible motion of conditional approval general plan amendment
 - ii. Discussion and consideration of possible motion of conditional approval for rezone request
 - iii. Discussion and consideration of conditional approval subject to finalization of development agreements for Terrestrada LLC.
 - c. Discussion/Motion: Fee Schedule
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

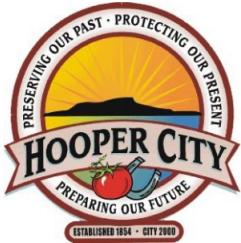
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 7th day of August, 2025 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

***NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS**

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

***CONFLICT OF INTEREST**

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



HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, 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 July 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:

Jamee Johnston – Deputy City Recorder
Malcolm Jenkins – City Planner
Lieutenant Slater – Weber County Sheriff

6:00PM WORK MEETING

1. Discussion on Agenda Items

At 6:00 PM, the City Council held a work meeting to discuss agenda items, council assignments, the RFP for legal services, and the fee schedule.

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 Mayor Bingham led in the Pledge of Allegiance.

b. Reverence

Council Member Marigoni offered reverence.

3. Upcoming Events:

- a. CWSO Truth in Taxation August 18th, 2025 6pm in the Sewer Administration building in Marriott- Slaterville.
- b. 100th Year Hooper Tomato days
- c. Jr. Queen Contest
- d. Queen Contest
- e. Summer Western round up August 14th, 2025

Mayor Bingham explained the recent utility increases.

4. Public Comments:

Chris Paulsen- Hooper Resident

Chris had questions on the motion to remove the mayor's powers and wanted to know if the closed-door meeting took place and if so, were the problems were resolved. Council Member Hill stated that the closed-door meeting had taken place.

Travis Bates- Hooper Resident

Travis spoke on the recent resolution that was made in a work meeting. Travis stated that it was in violation of the city ordinances.

Mayor Bingham stated that the city attorney announced that it was fine.

Steve Wall- Hooper Resident

Steve questioned if on the agenda it was to finalize the mayoral duties. Steve also spoke on the proposed Smith's and asked if the money from Smith's would start soon after. Steve asked how we can make a good decision, and thinks we have conflicting information.

Marsha Warwood- Hooper Resident

Marsha Thanked the council for everything they do.

Carrie Call –

Carrie stated that she is a West Haven City Council Member, Carrie stated that the shifting of the mayoral powers listed on the agenda does not have an ordinance attached in the packet for it and that it was not noticed to the public. Carrie thinks that having a city manager is the way to go if Hooper had to the budget for it. Carrie stated that taking the mayor's powers would be detrimental to the city.

Richard Wells- Hooper Resident

Rick questioned his neighbor's hobby business license. Rick asked if having a business license makes you exempt from the ordinances of the city. Mayor Bingham stated that it does not make him exempt from the ordinances. Rick wants Hooper to

be good and clean. Rick asked Council Member Wilcox to meet after the meeting to discuss the problem.

5. Consent Items

a) Motion- Approval of Minutes dated June 5, 2025

**COUNCIL MEMBER HILL MOTIONED TO
APPROVE THE MINUTES DATED JUNE 5, 2025,
WITH NAME SPELLING CHANGES. 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 APPROVED. | |

b) Motion- Approval of Minutes dated June 17, 2025

**COUNCIL MEMBER HILL MOTIONED TO
APPROVE THE MINUTES DATED JUNE 17, 2025,
WITH NAME SPELLING CHANGES. 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 APPROVED. | |

c) Motion- Approval of Minutes dated June 24, 2025

COUNCIL MEMBER HILL MOTIONED TO

**APPROVE THE MINUTES DATED JUNE 24, 2025,
WITH NO CHANGE. 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 APPROVED.

6. Public Hearings:

None

7. Action Items:

a. Discussion/Motion: Shifting of Mayoral Powers.

The council discussed the shifting of Mayoral Powers.

Council Member Hill spoke on the council working together and some changes taken place like check register being shown to council members monthly, stated that he will be a signer on checks, and that Council member Fowers will sit in on interviews as well.

Council Member Wilcox spoke on why and how they got to where they are now with shifting of mayoral powers. Wilcox spoke about the uncomfortable position they are in and the oath they took. Wilcox spoke about not being comfortable with the actions of the mayor.

Mayor Bingham spoke on how long she has been mayor and the push back she gets with anything she does. The mayor stated that she wants to work together and move forward.

The Council discussed shifting mayoral powers and/or working together and moving forward. Discussion highlighted concerns about 67 alleged law-breaking items, Council members debated the need for a reset and collaboration versus addressing specific issues.

**COUNCIL MEMBER WILCOX MOTIONED TO
RECOMMEND THE ORDINANCE TO SHIFT
MAYORAL POWERS. COUNCIL MEMBER
MARIGONI SECONDED THE MOTION. VOTING AS
FOLLOWS:**

| <u>COUNCIL MEMBER:</u> | <u>VOTE:</u> |
|-------------------------------|---------------------|
| WILCOX | AYE |
| FOWERS | AYE |
| HILL | NAY |
| NORTHROP | NAY |
| MARIGONI | AYE |
| BINGHAM | NAY |
| MOTION DENIED. | |

b. Motion: Approval of commercial business license, The Kinder Coop, located at 3928 S 5350 W.

Cash Tomlin, owner of The Kinder Coop, handed out flyers to council and presented her plan for a half-day kindergarten hand on learning program operating from a 25x30 ft building on her property at 3928 S 5350 W. The council and Cash discussed her qualifications and the facility set-up.

**COUNCIL MEMBER MARIGONI MOTIONED TO
APPROVE THE COMMERCIAL BUSINESS LICENSE
FOR THE KINDER COOP LOCATED AT 3928 S 5350
W. 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. | |

c. Motion: Approval of Interlocal Agreement relating to Roy Hillside Senior Center

The council discussed the interlocal agreement with Roy City for the Roy Hillside Senior Center, confirming a \$4,000 commitment for one year to cover services like meals and entertainment for Hooper residents.

**COUNCIL MEMBER HILL MOTIONED TO
APPROVE THE INTERLOCAL AGREEMENT
RELATING TO ROY HILLSIDE SENIOR CENTER**

**FOR ONE YEAR. COUNCIL MEMBER NORTHRUP
SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

d. Motion: Approval of Resolution R- 2025-04, Roy City and Hooper City regarding the provision of services to Senior Citizens.

The council approved Resolution R-2025-04, specifying a one-year commitment for the interlocal agreement.

**COUNCIL MEMBER HILL MOTIONED TO
APPROVE RESOLUTION R-2025-04 FOR ONE YEAR.
COUNCIL MEMBER FOWERS SECONDED THE
MOTION. VOTING AS FOLLOWS:**

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

e. Motion: Approval of Ordinance No. O-2025-03; Posting of home signs by residents of Hooper City.

The council discussed Ordinance O-2025-03, clarifying it applies to home occupation signs. Concerns were raised about other signage types, with a suggestion to create a separate ordinance for non-business signs.

**COUNCIL MEMBER MARIGONI MOTIONED TO
APPROVE ORDINANCE NO. O-2025-03 FOR
POSTING OF HOME SIGNS BY RESIDENTS OF
HOOPER 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. | |

8. Discussion Items, Reports, and/or Presentations

a. Discussion: Moderate Income Housing

Malcolm, the city planner, discussed the moderate income housing report due August 1, 2025, and stated that Madison is helping him with that.

Malcolm spoke on the recommendation from planning commission to increase the size of the ADU's and CUP's, Malcolm spoke on the work that has been put into the Smith's and zoning for higher density residential/commercial mixed-use areas, and amending land use strategies. The council requested a list of available strategies for future planning.

b. Discussion: Budget for Community Events

The council reviewed the budget for community events, particularly Hooper Tomato Days. Concerns were raised about expenses, a letter from the city's accountant indicated no concerns. The council discussed balancing expenses with grants and sponsorships, proposing a separate account for Tomato Days funds.

9. Adjournment

AT APPROXIMATELY 8:26 PM COUNCIL MEMBER HILL
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

DRAFT

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

Date Submitted 4/5/2022

ZONING MAP

Petition No. _____ Parcel No. 100100046

Date Submitted 4/5/2022

Address of Site 4440 S 6300 W, Hooper, UT 84315

Applicant's Name Renovestors LLC (Curtis Crabtree)

Phone Number ██████████ Fax No. N/A

Address ██████████ Email ██████████

FEE SCHEDULE \$250.00 plus \$5 per acre the cost for publishing the notice in the Standard Examiner. The publishing cost will be determined and the applicant will be billed. The bill must be paid before it will be heard by the Planning Commission and Council.

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

Present Zoning of Property: R1 Low Density Present Use of Property: Single Family Residence

Proposed Zoning of Property: R2 Medium Density Proposed use of Property if Property is Re-zoned (explain in detail) _____
The plan is to subdivide the 1.02 acre lot into two equal sized lots (.51 each). The existing 1,400 SF home and all
existing out-buildings occupy what would be the South .51 acre lot. The North .51 acre portion is vacant and would be
sold as buildable land for one new single family home. The existing 1,400 SF home is currently under
renovation getting an additional bedroom and bathroom to allow for more occupants and then it will be sold.

Acreage of Property: 1.02 Acres Reason why Re-zoning is Requested: In order to help the city provide
the much-needed, more-affordable housing in a creative way and to provide a way for me to provide for my family. Renovestors'
approach to helping communities is unique in that we are a residential redeveloper. We take existing distressed properties and beautifully renovate
them in a way that allows for more occupants to comfortably occupy a single property by maximising layouts. In this case, we will
be adding another bedroom and bathroom into the existing home. Reducing the lot size of this home to .51 acres also makes it more affordable.

Will the proposed Re-zoning conform to the City Master Plan? X Yes _____ No _____ (Explain and attach)
See Attached

Signature of Applicant Curtis Crabtree

Signature of Property Owner Curtis Crabtree

I authorize _____ to act as my representative in all matters relating to this applications.

Signature of Property Owner

Please answer the following questions with specifics and attach a separate sheet. This information will be forwarded to the city Planning Commission members for review.

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

See Attached

I. APPLICATION REQUIREMENTS FOR ZONING MAP CHANGE The property owner shall submit to the City Recorder of the Planning Committee the following:

A. An application formally requesting a zoning change and stating the reasons for the request.
B. A property plat of the area of the requested zone change. Plats are available at the Weber County Recorder's Office.
C. A legal description of the subject property.
D. A re-zoning fee as indicated on the zoning applications.
E. Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides, and back of property lines of proposed property.
F. ADDRESSES NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND WRITTEN. The City will supply envelopes.
G. Postage stamps for each address. The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You must show proof that all addresses were obtained. You may get on to the Weber County Website and go to Geo Gizmo. You must have mailing addresses not property addresses. You are responsible to make sure any returned letters are delivered to the property owners before the meeting.

II. The Planning Committee requires any zoning application to be submitted (1) one month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended the property owner/applicant be present at the meeting.

III. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days following the recommendations from the Planning Commission to the Council.

IV. The City Council, following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.

V. The Re-zoning becomes effective 15 days after publication of the ordinance.

Planning District scheduled to hear this application for zone map change on:

Date: 5/12/22 Decision of Commission: _____

City Council sets public hearing:

Date: _____ Decision of Council: _____
Forms: Zoning Map: 01202016W

Responses to questions on Hooper City Re-Zoning application for the Planning Commission

Site Address: 4440 S 6300 W, Hooper, UT 84315

By: Renovestors LLC (Curtis Crabtree)

Questions & Responses-

Question A. Why should the present zoning be changed to allow this proposal?

Currently there is a need in Hooper city for more moderate-income housing as is laid out in the city's Moderate Income Housing Plan. The plan states specific measures and efforts to "encourage preservation of existing moderate income housing and development of new moderate income housing." This small project does just that. Rezoning this property will allow our 1.02 acre lot to become two .51 acre single-family properties. One of which has an existing home on it and would instantly become more affordable by being on a half-acre instead of a full acre. The existing home currently has 2 bedrooms, 1 bathroom, and is 1400 S. This home is now under renovation and will be for sale upon completion. Once work is done it will still be a 1400 SF home, but instead with 3 bedrooms and 2 full bathrooms. That layout on a half-acre lot is far more ideal, and affordable, for moderate income families which Hooper City and Renovestors seeks to serve. The remaining half acre on the North would also be sold as vacant, buildable land for another single-family home. Thus, providing one more opportunity for moderate income families in Hooper.

Question B. How is the proposed change in harmony with the City Master Plan for this area?

According to the Generalized Future Land Use map produced by the city in 2014 the subject property is nearly in the middle of the brown areas outlining where the city plans to allow for Medium Density zoning. Our proposed change of zoning from R1 Low Density Residential (40,000 SF min.) to R2 Medium Density (20,000 sf min.) is what is actually proposed in the Future Land Use map.

Question C. If it is not, what conditions and circumstances have taken place in the general area since the master plan was adopted to warrant such a change?

N/A It is within the parameters of the master plan.

Question D. How is the change in the public interest as well as the applicant's desire?

As mentioned before there are a lot of moderate- and median-income people out there looking to buy a home they can afford without having to share walls with their neighbors. It's the American

Dream to have your own yard and your own walls. Sadly, that's diminishing, but this proposal is a small way to reclaim that dream for a few more people.

The largest benefit for the neighbors is they will not have to worry about seeing a bunch of townhouses packed in next door. These would still be $\frac{1}{2}$ acre lots, which is still sizable. Keeping them at half acre lots will not diminish the farming community feel or add any significant traffic on their street. Once the project is complete, they will have the benefit of seeing updated/new homes in their neighborhood that aren't imposing.

For the city's benefit, residential redevelopment is something that does two things, it beautifies aging neighborhoods while at the same time providing more housing within the existing footprint of its residential neighborhoods. This is a pattern of renewal that can be repeated and Renovestors has made a business out of it.

I own and operate Renovestors LLC as the primary means to provide for myself and my family. I take on projects that involve reasonable financial risk and technical difficulty. In order to compensate myself for those risks and challenges I need to be profitable. I took on this challenging renovation project knowing that it could be, at best, a break-even deal if rezoning and subdividing the property is denied. The benefit of getting this application approved for me, the applicant, is simply having my efforts compensated so I can feasibly stay in business and continue professionally renovating homes and properties in the cities I love.

Legal Description

4440 S 6300 W, Hooper, UT 84315

PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: COMMENCING AT A POINT 396.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 89D59'00" EAST 137.62 FEET, THENCE SOUTH 0D48'13" WEST 314.45 FEET, THENCE NORTH 88D52'41" WEST 138.77 FEET, THENCE NORTH 300.626 FEET TO THE POINT OF BEGINNING.

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

July 1, 2024

Mayor Bingham
5580 W 4600 S
Hooper, Utah

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

Dear Mayor Bingham,

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

Project Overview:

The proposed development is a mixed-use project that combines commercial retail with mixed use residential units. The commercial components will include grocery store, retail shops, and other retail users. The residential component will consist of $\frac{1}{2}$ Acre, $\frac{1}{4}$ acre lots buffering the existing residential housing and planned unit residential housing buffering the commercial retail center which will provide diverse housing options for various income levels.

Justification for Rezoning:

- 1. Community Needs and Economic Growth:**
 - **Economic Vitality:** The introduction of commercial spaces will stimulate local economic growth by attracting new businesses, creating jobs, and increasing the tax base. This will provide a significant boost to the local economy and enhance the vibrancy of the area.
 - **Housing Demand:** There is a growing demand for diverse housing options in our community. This development will offer affordable housing alternatives, addressing the needs of young professionals, families, and retirees.
- 2. Sustainable Development:**
 - **Smart Growth Principles:** The proposed mixed-use development aligns with smart growth principles by promoting walkability, reducing the need for extensive car travel. This contributes to reduced traffic congestion.

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

Community Support and Engagement:

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

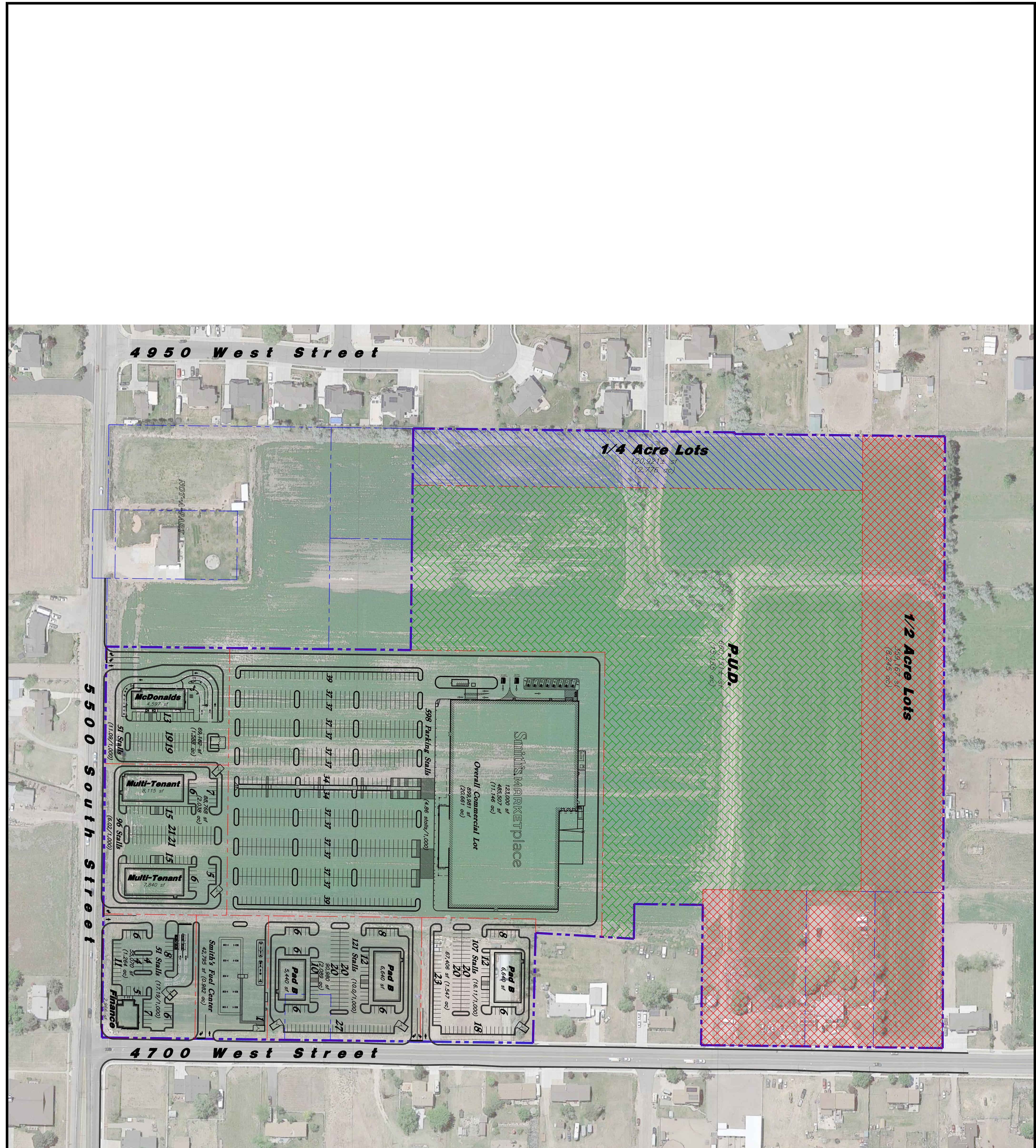
Conclusion:

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

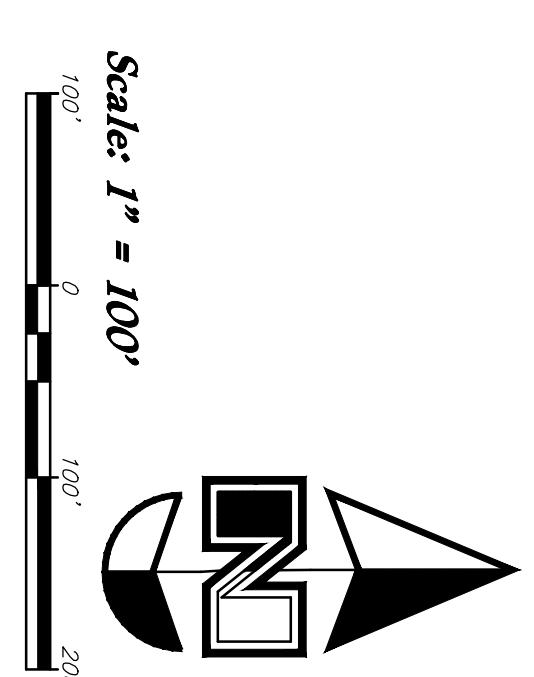
Thank you for your time and consideration. We look forward to the opportunity to discuss this proposal further and address any questions you may have.

Sincerely,

Stuart Adams
Terraventure LLC



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



Conceptual Site Plan

Hooper Smith's
5500 South 4700 West
Hooper, Utah



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

smc141
CSP E

REV. DATE DESCRIPTION

17 Jun, 2024

SHEET NO.



Proposed PUD Zone

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

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

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

Proposed Smiths Development

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

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

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

Proposed R2 Zone

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

Beginning at the Center of said Section; and running thence South 89°03'37" East 16.50 feet along the East-West Quarter Section line to the point of intersection thereof with a line that is 16.50 feet distant Easterly of and parallel to the North-South Quarter Section line of said Section 17; thence South 0°43'39" West 528.53 feet along said parallel line; thence North 89°18'39" West 340.37 feet; thence North 0°43'29" East 345.94 feet to a point on a line that is 180.00 feet Southerly of and parallel to the East-West Quarter Section line of said Section 17; thence North 89°46'53" West 998.06 feet to the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County; thence North 0°39'26" East 180.00 feet along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County to the intersection thereof with said East-West Quarter Section line; thence South 89°46'53" East 1322.18 feet along said Quarter Section line to the Center of said Section 17 and the point of beginning.

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

Proposed R4 Zone

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

Beginning at a point located 1322.18 feet North 89°46'53" West along the East-West Quarter Section line to the intersection thereof with the Easterly line of Lakeside Pines Subdivision Phase 3, recorded as Entry No. 1475164 in Book 44 at Page 72 of the Official Records of Weber County; and 180.00 feet South 0°39'26" West 180.00 feet along said Easterly line and to and along the Easterly line of Lakeside Pines Subdivision Phase 4, recorded as Entry No. 1475165 in Book 44 at Page 73 of the Official Records of Weber County, to a line that is 180.00 feet distant Southerly of and parallel to said Quarter Section line; and running thence South 89°46'53" East 120.00 feet along said parallel line; thence South 0°39'26" West 984.89 feet; thence North 89°21'03" West 124.25 feet to the Easterly line of Mar Lee Estates Subdivision, recorded as Entry No. 2158092 in Book 63 at Page 18 of the Official Records of Weber County; thence North 0°42'13" East 704.33 feet along said Easterly line and to and along the Easterly line of Jenny's Park Subdivision, recorded as Entry No. 2163639 in Book 63 at Page 27 of the Official Records of Weber County, to the South line of Lakeside Pines Subdivision Phase 5, recorded as Entry No. 1475166 in Book 44 at Page 74 of the Official Records of Weber County; thence South 89°20'34" East 3.68 feet to the Southeast corner of said Phase 5; thence North 0°39'26" East 279.66 feet along the Easterly line of said Phases 4 and 5 to the point of beginning.

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

S.W 1/4

75-3

SECTION 17, T.5N., R.2W., S.L.B. & M.

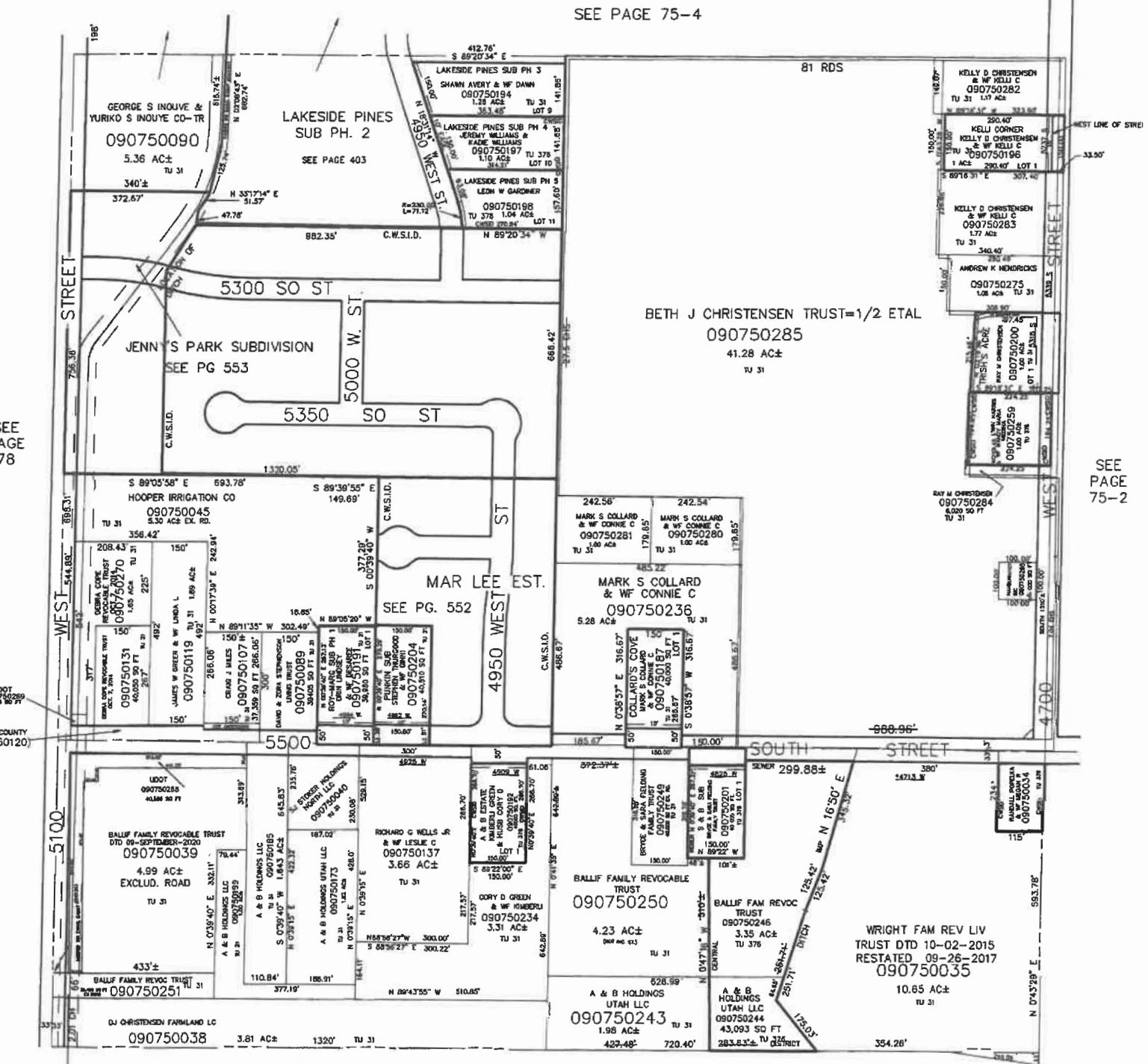
IN HOOPER CITY

TAXING UNIT: 31, 376

SCALE 1" = 200'

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

SEE PAGE 75-4



HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

ZONING MAP

Petition # _____ Parcel # 09-075-0285

Date Submitted _____

Address of Site Northwest Corner of 4700 W 500 S

Applicant's Name Terrastrada LLC

Phone # _____ Cell Phone# [REDACTED] Fax # _____

Address: [REDACTED] E-mail [REDACTED]

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

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

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

Acreage of Property _____

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

Reason why Re-zone is requested: See Attached Letter

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

Elaine Denkers

dotloop verified
07/02/24 7:52 PM
MDT
8E26-C14P-V6UI-IXVP

Signature of Applicant

Signature of Property Owner

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

Elaine Denkers
Signature of Property Owner

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

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

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

APPLICATION REQUIREMENTS FOR ZONING MAP CHANGES

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

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

ZONING MAP

Petition # _____ Parcel # _____

Date Submitted _____

Address of Site Northwest Corner of 4700 W 500 S

Applicant's Name Terrastrada LLC

Phone # _____ Cell Phone# 801-698-3703 Fax # _____

Address: 3271 E 1875 N Layton, Utah 84040 E-mail sadams@terrastrada.com

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

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

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

Acreage of Property _____

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

Reason why Re-zone is requested: See Attached Letter

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

Signature of Applicant



Signature of Property Owner

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



Signature of Property Owner

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

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

APPLICATION REQUIREMENTS FOR ZONING MAP CHANGES

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

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

Date: _____ Recommendation from Commission: _____

City Council sets public hearing on: _____

Date approved/denied: _____ Decision of Council: _____