

**HOOPER CITY  
CITY COUNCIL AGENDA  
JANUARY 22, 2026, 7:00 PM  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315**

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Notice is hereby given that the Hooper City Council will hold a work session at 5:00pm and their regularly scheduled meeting at 7:00pm on Thursday, January 22, 2026, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

**Work Session – 5:00 PM**

1. Presentation and Discussion: Cody Deeter; Economic Development Policy

**Work Meeting to follow**

**DISCUSSION ITEMS**

1. 2026 Meeting Schedule
2. HCC 1-1-4
3. Flag lots
4. Council Reports

**Regular Meeting – 7:00 PM**

1. Meeting Called to Order
2. Opening Ceremony
  - a. Pledge of Allegiance – Council Member Hancock
  - b. Reverence – Council Member Fowers
3. Upcoming events
4. Public Comments
5. Consent Items
  - a. Approval of minutes dated December 18, 2025
6. Public Hearings
7. Discussion Items, Reports, and/or Presentations
8. Action Items
  - a. Motion: Approval of Cody Deeter contract
  - b. Discussion/Motion: Approval of Proclamation for Just Serve
  - c. Discussion / Possible Motion: Riverdale Senior Center lunch vouchers
  - d. Discussion / Possible Motion: Approval of sidewalk waiver for Standing Park Subdivision
  - e. Discussion / Possible Motion: Approval of Ordinance O-2026-01; Pertaining to the Appointment and terms of office for the Planning Commission
  - f. Discussion / Possible Motion: Approval of the removal of Planning Commission Members that have served for four (4) + years; Blake Cevering, Sheldon Greener, and Amanda Prince.
9. Possible Closed Meeting  
Concerning Pending and Threatened Litigation; Pending of Real Property; Development of Security Personnel, Devices, or Systems and/or Character, Professional Competence, or Physical or Mental Health of One or More Individuals.
10. Adjournment

*Morgan Yeoman*

Morgan Yeoman, City Recorder

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

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

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 22nd day of January, 2026 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.

## **City Council Meeting Schedule 2026 (Tentative) For Discussion**

**There will always be one city council meeting a month, the 2nd meeting will be optional as needed.**

Month	Date	Meeting
January	8th	City Council
	22nd	City Council
	27th	Budget Meeting
February	5th	City Council
	19th	Budget Meeting
March	5th	City Council
	19th	Budget Meeting
April	2nd	City Council
	16th	Budget Meeting
	22-24th	ULCT Conference, St. George
May	7th	City Council
	21st	Optional if needed

June	4th	City Council
	18th	City Council
July	2nd	No meeting, Office closed
	16th	City Council
August	6th	Optional if needed
	20th	City Council
September	3rd	No meeting, Hooper Tomato Days
	17th	City Council
October	1st	City Council
	15th	Optional if needed
	27-28th	ULCT Conference, Salt Lake City
November	5th	City Council
	19th	Optional if needed
December	3rd	City Council
	17th	Optional if needed

\* There may be additional work meetings scheduled through the year.

## **1-1-4 Meetings**

- A. *Quorum*: Three (3) members of the Council shall constitute a quorum for the transaction of business and the taking of official action
- B. *Time of Meeting*: Meetings will be scheduled at least twice monthly. Meetings will be held on the first and third Thursday of the month. A work meeting may be held on each fifth Thursday. Work meetings will be less formal and final decisions will not be made at work meetings unless proper notice is given. Meetings may be canceled if there is no business to be conducted or if the meeting conflicts with a National, State, or Local holiday. The date of a regular meeting may be changed by the majority of the total membership (three votes required) of the City Council provided at least one week notice is given each member of the new date of the regular meeting. Additional meetings may be called as necessary.
- C. *Meetings, Agenda, and Notice*: The agenda for the City Council Meeting will be posted at the City Office Building and provided to appropriate media representatives at least 24 hours prior to the convening of any meeting. In addition to posting weekly notices, the City shall give public notice at least once each year of its annual meeting schedule. This notice shall specify the date, time and place of the regularly scheduled Council Meetings. The agenda for Council Meetings will be set by the Mayor. At the discretion of the Council, time may be allowed at the beginning of each meeting for a prayer or other devotional. No more than one minute shall be allocated for this purpose and anyone requesting an opportunity to provide the prayer or devotional shall be afforded that opportunity in the order which requests are received. No individual may request prayer or devotional time more than one time each year. Disruptive presentations will not be allowed. The Council Agenda will also include the approval of the minutes from the prior meeting, approval of business licenses, new business, old business, and citizen's comments. Other items may be added at the discretion of the Mayor or two Council Members.
- D. *Meetings Open to the Public*: As provided in Utah Code 52-4, all meetings are to be open to the public with limited exceptions. These exceptions are:
  1. The discussion of the character, professional competence or physical or mental health of an individual
  2. Strategy sessions to discuss collective bargaining;
  3. Strategy sessions to discuss pending or reasonably imminent litigation;
  4. Strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms;
  5. Strategy sessions to discuss the sale of real property;
  6. Discussion regarding deployment of security devices, personnel or systems; and
  7. Investigative proceedings regarding criminal conduct

Before a meeting may be closed for one of these valid reasons, the City Council must be called together in an open meeting. At least two-thirds of the members of the Council present must vote to close the meeting before it can be closed. No closed meeting is allowed except for the reasons mentioned above. The reasons for holding the closed meeting and the vote either for or against the proposition to hold the meeting are to be entered into the minutes of the public portion of the meeting.

Detailed written minutes are to be kept of closed meetings, except as outlined in Utah Code § 52-4-7.5. These closed meetings minutes must include the date, time, and place of the

meetings, the names of the members present and absent and the names of other persons present except where disclosure would infringe on the confidence necessary to fulfill the purpose of closing the meeting. These minutes are public records and are available to the public within a reasonable time after the meeting and after the reason for the closed meeting no longer need be held from the public.

**E. Public Hearing:** The Council will hold public hearings as required by law or as determined by the Council. The Council may set the maximum time period for any public hearing and may set maximum time periods for individual speakers at a public hearing. Equal time will be allocated for speakers for and against any issue presented at a public hearing.

**F. Executive/Work Sessions:** Open executive sessions or work sessions may be called by the Mayor to discuss such items as personnel, agenda for public meetings, and other planning problems. No official action shall be taken during any of these sessions. Public comment may or may not be taken at these sessions.

**G. Meeting Agenda:** The order of business shall be:

1. Approval of the minutes of previous meeting.
2. Approval of business licenses.
3. Verbal petitions and presentation of the Mayor.
4. Unfinished Business from previous meetings.
5. New Business Licenses Presentations and approvals.
6. Citizens Comments.
7. Adjournment.

The City Council, by majority vote, may change the order of business or consider items out of order for the convenience of the applicants or other interested parties.

The Mayor shall review items proposed for the agenda to determine whether all requirements necessary for City Council consideration have been complied with. The City Council shall establish reasonable deadlines for submission of applications and other items for City Council consideration prior to a City Council meeting to allow sufficient time for staff and member review. No agenda shall have more than ten (10) items in any combination unless the majority of Council members deem it necessary to exceed ten.

**H. Notice Requirements:** Action cannot be taken on items of business unless that item has been properly placed on an agenda and appropriate public notice given as required by applicable law or ordinance.

1. Notice of meetings shall be given at least once each year of the City's annual meetings schedule. The public notice shall specify the date, time, and place of such meetings.
2. In addition to the notice requirements of Subsection (1) of this section, the City shall give not less than 24 hours public notice of agenda, date, time and place of each of its meetings.
3. Public notice shall be satisfied by posting written notice at the principal office of the City, and providing notice to at least one newspaper of general circulation within the City, or to a local media correspondent.

**I. Minutes:** Written minutes will be kept, recorded, and preserved according to statute. Minutes will be kept and recorded by a designated City employee or official. The minutes include the date, time, and place of the meetings; the names of the members present and absent; the substance of all matters proposed, discussed, or decided, and a record, of votes taken; the names of all

citizens who appeared and the substance in brief of their testimony; and any other information that any member requests be entered in the minutes. Minutes will be reviewed by the City Council at their next meetings. The minutes will be corrected or amended if necessary, and approved.

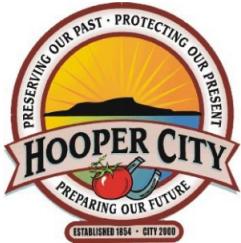
J. *Voting Procedures and Quorum Requirements:* Members of the City Council not officiating at the meeting may make a motion to take an action pertaining to an agenda item. The Mayor or in his/her absence the Mayor pro tempore will call for a vote on the motions. In the event of a tie vote of the members of the Council, the Mayor or in his/her absence the Mayor pro tempore will cast the tie breaking vote. When voting on issues involving resolutions, ordinances, City finance or any action which creates a liability for the City votes will be taken by roll call and recorded. Members may excuse themselves from voting on an issue for conflict of interest. Resolutions, ordinances, City finance or any action which creates a liability of the City must have 3 favorable votes.

K. *Rule of Procedure:* Hooper City Council meetings shall follow parliamentary procedure recognizing however many rules do not necessarily apply to the City's forum and when the group is small and/or in close agreement it needs less strict adherence to procedural rules than when the group has diverse opinions.

L. *Non-performance or Misconduct-Removal from Office:* Members of the City Council may be removed from office as provided by state law.

HISTORY

Amended by Ord. [2015-4](#) on 12/17/2015



**HOOPER CITY**  
**CITY COUNCIL MEETING MINUTES**  
**THURSDAY, DECEMBER 18, 2025, 7:00PM**  
**COUNCIL CHAMBERS**  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Council held their regular meeting at 6:30 pm on December 18, 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  
Ryan Hill – City Council

**COUNCIL MEMBERS EXCUSED:**

Debra Marigoni – City Council  
Lisa Northrop – City Council

**CITY STAFF & PLANNING COMMISSION PRESENT:**

Jamee Johnston – Deputy City Recorder  
Darren Curtis – City Attorney

**6:30 PM REGULAR MEETING**

1. Meeting Called to Order – Mayor Bingham

At 6:30 pm Mayor Sheri Bingham called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Council Member Hill led in the Pledge of Allegiance.

b. Reverence

Council Member Fowers offered reverence.

3. Upcoming Events:

None

4. Public Comments:

None

5. Consent Items

a) Motion- Approval of revised Minutes dated August 7, 2025.

Council Member Hill spoke on meeting minutes dated August 7, 2025, noting a clarification that legal counsel had advised the Council to table the motion, but the Council was not given the opportunity to do so before the meeting moved forward.

**COUNCIL MEMBER HILL MOTIONED TO  
APPROVE THE MINUTES DATED AUGUST 07, 2025,  
WITH NO MORE CORRECTIONS. COUNCIL  
MEMBER FOWERS SECONDED THE MOTION.  
VOTING AS FOLLOWS:**

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

**MOTION APPROVED.**

b) Motion- Approval of Minutes dated November 06, 2025  
No corrections.

**COUNCIL MEMBER WILCOX MOTIONED TO  
APPROVE THE MINUTES DATED NOVEMBER 06,  
2025, WITH NO CORRECTIONS. COUNCIL MEMBER  
HILL SECONDED THE MOTION. VOTING AS  
FOLLOWS:**

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

**MOTION APPROVED.**

6. Public Hearings:  
None
7. Discussion Items, Reports, and/or Presentations.  
None
8. Action Items:
  - a. Motion: Approval of Ordinance No. O-2025-05; Amendment to Title 2 – Leasing of City Owned Property.

The Council discussed the proposed ordinance. Council Member Hill spoke on the conflict of interest and wanted to state the reason for the ordinance and that he would like the fields to go out for bid. Council and the City Attorney discuss leased property, the mayor's authority to lease property without council involvement, and comparison to practices in other cities with the need to align with Utah State Code and ensure transparency. Council Member Hill made a motion to table the ordinance to allow further review of the code and comparison with other cities.

**COUNCIL MEMBER HILL MOTIONED TO TABLE  
THE ORDINANCE NO O-2025-05; AMENDMENT TO  
TITLE 2 – LEASING OF CITY OWNED PROPERTY.  
COUNCIL MEMBER FOWERS SECONDED THE  
MOTION. VOTING AS FOLLOWS:**

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

**MOTION TABLED.**

b. Motion: Approval of Ordinance No. 0-2025-06; Amendment to Title 10 – Appointment and Terms of Office for the Planning Commission.

The Council reviewed the proposed changes with selection and interviewing new planning commissioner and the removal of planning commission members. Council Members spoke on keeping the language in paragraph 5 but spoke on changing paragraph 3. Council discussed a committee consisting of the mayor, one council member, and the city planner.

**COUNCIL MEMBER HILL MOTIONED TO  
APPROVE ORDINANCE NO. 0-2025-06;  
AMENDMENT TO TITLE 10- APPOINTMENT AND  
TERMS OF OFFICE FOR THE PLANNING  
COMMISSION TO CHANGE THE LANGUAGE IN  
PARAGRAPH 3 AND TO RETAIN CURRENT CODE  
LANGUAGE IN PARAGRAPH 5. COUNCIL MEMBER  
FOWERS SECONDED THE MOTION. VOTING AS  
FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
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WILCOX	AYE
FOWERS	AYE
HILL	AYE
<b>MOTION APPROVED. (ROLL CALL VOTE)</b>	

9. Adjournment

AT APPROXIMATELY 6:55 PM COUNCIL MEMBER HILL  
MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER  
FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

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

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

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

# HOOPER CITY – ECONOMIC DEVELOPMENT POLICY

## SCOPE OF WORK



## INTRODUCTION

The purpose of this scope of work is to assist the City with the development of an economic development policy. This policy will define the goals and objectives of the City's economic development plan, outline the available tools the City will deploy, and finalize the means for communication with the development community and citizens of the City.

## SCOPE OF WORK

The following scope of work will be followed to create and adopt an economic development policy.

- Meet with City staff and Council in a work session to outline the desired goals of the policy. This will include discussions of available tools such as CRAs, impact fees, public infrastructure districts, assessment bonds, infrastructure districts, state/federal grant opportunities, and other tools available to the City and development community.
- Develop a communication strategy to be included in the document to inform the public of the policy.
- Draft a policy document to be reviewed by City staff and Council.
- Finalize the policy and work with the City to adopt.

EFG will assist the City with implementation of the plan which may include work to be completed under a separate scope of work such as the creation of a CRA project area, PID, or other tools. Our team will also be available to discuss these tools as part of the City's team with the development community.

## FEES STRUCTURE AND TIMING

EFG can complete this scope of work for a fixed fee of **\$2,500** and can be completed in approximately 30 days. Any additional work will be included in a new scope or authorized on an hourly basis at \$175/hour.

# CODY DEETER – CEO/PRESIDENT

HELPING YOU MAKE EXCELLENT LONG-TERM FINANCIAL DECISIONS



Cody Deeter is the CEO and President of Energy Finance & Government Consulting. The core mission of EFG is to help government and businesses make excellent long-term financial decisions.

## WORK HISTORY

### **MARCH 2017 – PRESENT – CEO/PRESIDENT OF EFG, LLC**

### **JANUARY 2015 – 2018 – ADJUNCT FACULTY – ROMNEY INSTITUTE OF PUBLIC MANAGEMENT WITHIN THE MARRIOT SCHOOL OF BUSINESS AT BRIGHAM YOUNG UNIVERSITY**

Mr. Deeter teaches Public Management 621: Public and Non-profit Budgeting. He adds “fun” to the class by teaching budget principles and then breaking the students into a mock city council to make “real” decisions.

### **APRIL 2005 – MARCH 2017 – VICE PRESIDENT – LEWIS YOUNG ROBERTSON & BURNINGHAM**

While at LYRB, Cody developed and executed long-term financial plans for more than 50 clients including helping clients issue over \$750m in bonds. Cody managed a 7-team group that provided all work product at the firm from 2012-2014. His expertise included economic development planning and RDA management, user rates, project feasibility analysis, impact fees, and public private partnerships.

## EDUCATION AND LICENSES

### **MSRB – SERIES 50 – MUNICIPAL ADVISOR REPRESENTATIVE**

### **MSRB – SERIES 54 – MUNICIPAL ADVISOR PRINCIPAL**

### **MASTERS OF PUBLIC ADMINISTRATION – BRIGHAM YOUNG UNIVERSITY – 2003-2005**

Key internships: Utah State Tax Commission – Economic and Statistics Unit, Internal Auditing  
Deeter Consulting – performed annexation study for Holladay City, Fire Stats Analysis for South Jordan City, & Alpine School District Split Analysis

### **BACHELOR DEGREE IN POLITICAL SCIENCE – UTAH STATE UNIVERSITY – 1997, 2000-2003**

Key Internships: United States House Natural Resource Committee  
Utah House of Representatives

## SERVICE

### **SOUTH AFRICA CAPE TOWN MISSION – LDS CHURCH – 1998-2000**

## FOR FUN

I love to spend time with family fishing, camping, hiking, playing games, and enjoying the outdoors – especially in my home town of La Sal, San Juan County, Utah. I am a country boy at heart.

# ROB SANT

HELPING YOU MAKE EXCELLENT LONG-TERM FINANCIAL DECISIONS



Rob Sant is the Owner and President of Urban & Main Consulting, a Utah based economic development consulting firm specializing in cost studies, financial analyses, economic development strategic planning, tax increment financing, economic/fiscal impact modeling, and community reinvestment creation and management.

## WORK HISTORY

**July 2022 – Present – President of Urban & Main Consulting, LLC**

**July 2022 – Present – Economic Development/RDA Deputy Director, Sandy City**

**July 2021 – July 2022 – Vice President, Lewis Young Robertson & Burningham**

During his second tenure at LYRB, Mr. Sant led the firm's economic development efforts conducting and overseeing economic development studies, analyses, and plans for various cities, counties, and reinvestment agencies across the State of Utah.

**July 2019 – July 2021 – Economic Development Division Director, Davis County**

Mr. Sant served as Davis County's lead economic development professional, overseeing a broad portfolio of business development, finance, and regional coordination initiatives.

- Directed the Davis County Loan Fund and administered the County's Community Development Block Grant (CDBG) program.
- Helped manage and coordinate regional economic development efforts through the Council of Governments and the Northern Utah Economic Alliance (NUEA), working closely with cities, counties, and private-sector partners.
- Managed the County's tax increment financing (TIF) request and evaluation process, coordinating with local governments and stakeholders to assess project feasibility and public benefit.

**May 2012 – July 2019 – Senior Analyst, Lewis Young Robertson & Burningham**

While at LYRB, Mr. Sant served as project lead on a wide range of economic development consulting projects throughout Utah

- Played a central role in the creation of more than fifteen TIF project areas, guiding clients through statutory requirements, financial structuring, and stakeholder coordination.
- Conducted numerous fiscal impact, economic impact, and cost-benefit studies to evaluate development scenarios and inform policy and investment decisions.
- Managed ongoing advisory services and financial reporting for more than ten (10) reinvestment agencies, ensuring compliance, transparency, and long-term fiscal sustainability.

## EDUCATION

**Masters of Public Administration** – Villanova University, 2016

**Bachelor Degree in Political Science** – University of Utah, 2012

## For Fun

I love to spend time with my wife and two girls. We enjoy traveling, family movie nights, and attending sporting events (especially University of Utah games). Outside of work and family time, I'm happiest on a golf course.



# CAMI HAMILTON

HELPING YOU MAKE EXCELLENT LONG-TERM FINANCIAL DECISIONS



Cami Hamilton is a Senior Analyst at Energy Finance & Government Consulting. The core mission of EFG is to help government and businesses make excellent long-term financial decisions.

## WORK HISTORY

### **SEPTEMBER 2021 – PRESENT – SENIOR ANALYST – ENERGY FINANCE & GOVERNMENT CONSULTING**

Cami recently began working with Energy Finance & Government Consulting and specializes in impact fee studies, feasibility studies, and user rates.

### **OCTOBER 2009 – 2016; 2018-2019; 2021 – ANALYST – LEWIS YOUNG ROBERTSON & BURNINGHAM**

While at LYRB, Cami worked in municipal government consulting. She served as project lead on numerous projects including the following:

- Economic development planning where she assisted communities with the formation of community redevelopment areas and tax increment financing projections;
- Impact fee studies where she analyzed and proposed recommended fees to legislative bodies;
- Feasibility analysis such as incorporation or annexation feasibility studies;
- Business license fee and cost of service studies where she calculated fees related to development services and business licensing; and
- Other long-term financial sustainability planning for numerous municipalities and government entities.

## EDUCATION

### **BACHELOR OF SCIENCE, MANAGEMENT – BRIGHAM YOUNG UNIVERSITY – 2009**

#### SERVICE

### **CHILE RANCAGUA MISSION – LDS CHURCH – 2006-2008**

## FOR FUN

I love to spend time with my husband and two little girls. We enjoy hiking, camping and traveling. I love spending time outdoors and have recently developed a passion for rock climbing.

## PROCLAMATION OF THE CITY OF HOOPER

**WHEREAS**, volunteerism is essential to the health and strength of our community, bringing people together to address needs and build a more caring and connected city; and

**WHEREAS**, Hooper City is proud to be a community with a deep tradition of service, where residents consistently contribute their time and talents to help one another; and

**WHEREAS**, [JustService.org](https://JustService.org) is a valuable, free community resource that connects volunteers with service opportunities posted by faith, non-profit, and government organizations; and

**WHEREAS**, Hooper City is committed to partnering with organizations like JustServe to encourage and facilitate community service, demonstrating our dedication to strengthening our city through voluntary service; and

**WHEREAS**, the citizens of Hooper City have shown a remarkable spirit of generosity and a strong desire to service, making them leaders in volunteerism;

**NOW, THEREFORE, BE IT PROCLAIMED**, by the City Council of Hooper City, that we officially designate Hooper City as a **JustServe City**, and we pledge to support and promote this vital service to our residents. We encourage all citizens to engage in opportunities to serve their neighbors, recognizing that through our collective efforts, we build a stronger and more vibrant community for everyone.

**IN WITNESS WHEREOF**, we have hereunto set our hand and caused the seal of the City of Hooper to be affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

PASSED AND ADOPTED by the City Council of Hooper City, Utah, this 22nd day of January 2026.

Hooper City Council Members Vote For or Against

Mayor Sheri Bingham \_\_\_\_\_

David Craig \_\_\_\_\_

Dale Fowers \_\_\_\_\_

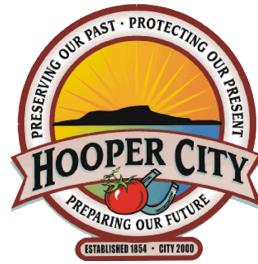
Ray Hancock \_\_\_\_\_

Ryan Hill \_\_\_\_\_

Larry Ropelato \_\_\_\_\_

## MAYOR REPORT

TO: City Council  
FROM: Sheri Bingham, Mayor  
DATE: January 22, 2026  
SUBJECT: Riverdale Senior Center and Hooper Residents



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The following report includes a request and update on Riverdale Senior Center and Hooper City Seniors.

### Background

For many years Hooper City Senior Citizens received a Meals on Wheels lunch weekly at Hooper City Civic Center on Thursdays at noon. Weber Human Services has provided these meals with financial assistance from Weber County, the State of Utah, and the Federal Government. A \$4.00 donation per resident, per meal was suggested. Due to financial cutbacks, Hooper City Senior Citizens were no longer able to receive meals on Thursdays at Hooper City Civic Center.

The Senior Citizens wanted to still continue having lunch two times a month at Hooper City. The City Council approved to fund one Senior lunch a month, with collected donations to cover the other lunch. The cost amounted to \$15 a lunch, for 10 seniors, for an amount of \$1800 a year. Over the past year, fewer and fewer Seniors attended the lunch. In October of 2025, the Seniors decided to discontinue the monthly lunches at Hooper City.

I was contacted by the Riverdale City Senior program. We currently have nineteen (19) seniors from Hooper that attend on a regular basis. Riverdale City offers a yearly resident voucher to their Senior Citizens for \$30.00 a month. The nonresident fee is \$60.00 a month.

### Analysis

Riverdale City proposed the following options for Hooper City Senior Citizens.

- Hooper City Seniors pay the \$60.00 yearly non-resident fee.
- Hooper City pay a yearly amount of \$30.00 for each Hooper resident, and the residents pay \$30.00, with the following options:
  - Hooper City pays a lump sum based on an average of how many residents we have.
  - Hooper City creates a voucher. The resident picks up the voucher from Hooper City and takes it to Riverdale. Riverdale then charges \$30.00 a year to Hooper City. Riverdale sends an invoice to Hooper City for each voucher they receive.
  - There could possibly be money in the Senior Citizen account that we could use.

# STANDING PARK SUBDIVISION

4965 S 6300 W HOOPER, UT

## INDEX OF DRAWING

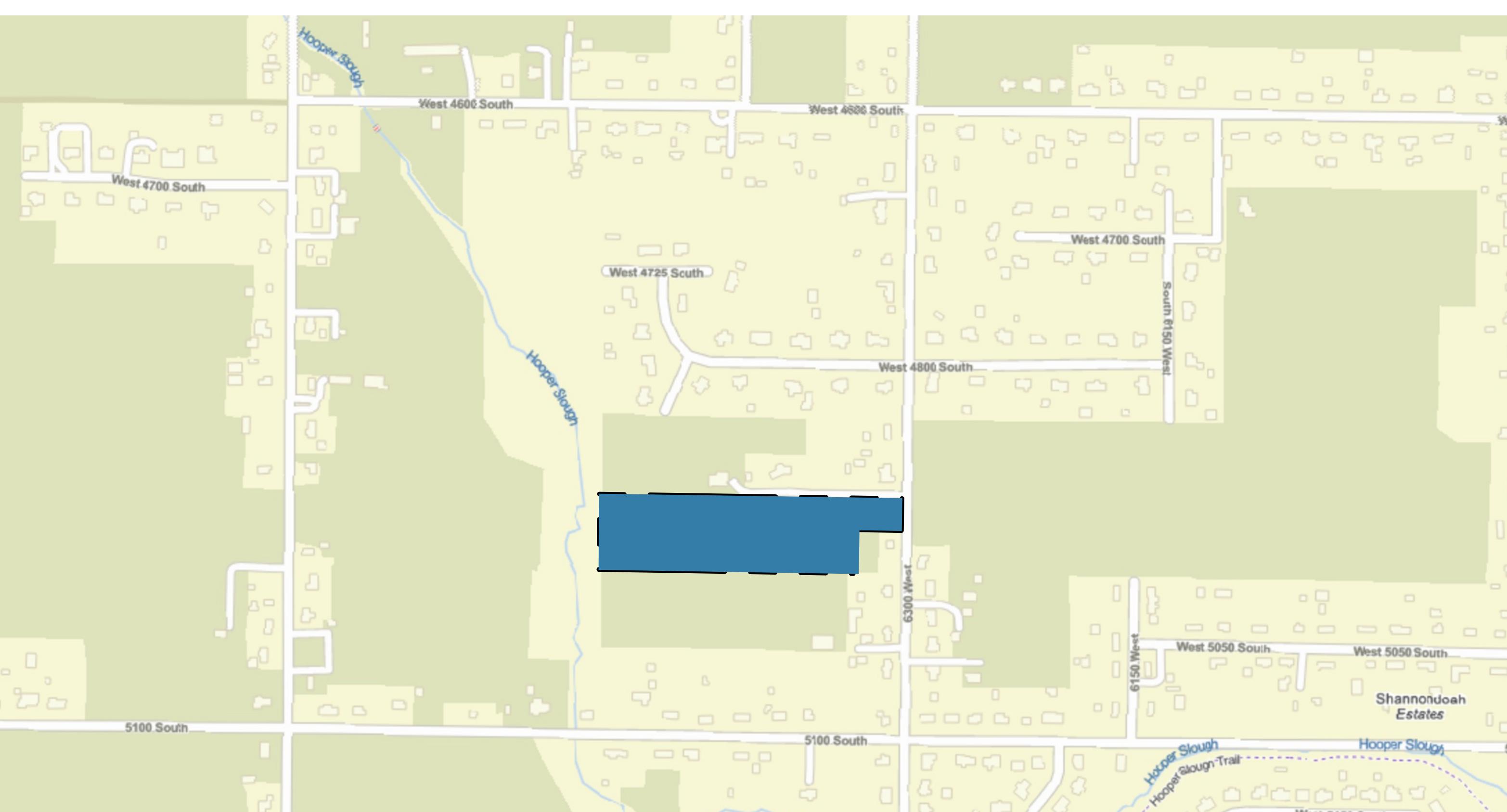
- 1 OF 8 - COVER SHEET
- 2 OF 8 - GENERAL NOTES
- 3 OF 8 - EXISTING SITE
- 4 OF 8 - STANDING PARK SUBDIVISION PLAT
- 5 OF 8 - SITE PLAN
- 6 OF 8 - GRADING PLAN
- 7 OF 8 - UTILITY PLAN
- 8 OF 8 - DETAIL SHEET

## UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD WHEN POSSIBLE. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

## VICINITY MAP

NOT TO SCALE



UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER OR CONTRACTOR. THIS INCLUDES BUT NOT LIMITED TO BIDS, ESTIMATIONS, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

## NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE WORK PLACE AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONTRACTOR SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY IF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

## APPLICABLE STANDARDS AND SPECIFICATIONS

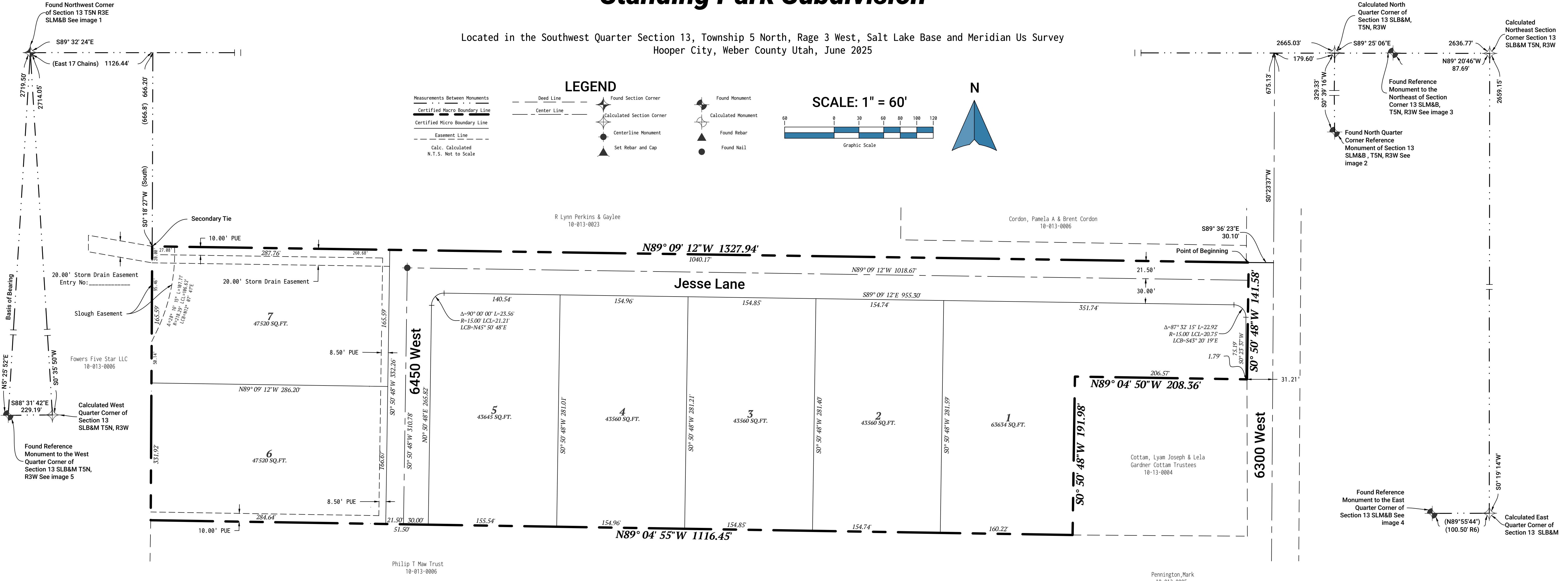
### GOVERNING STANDARDS AND SPECIFICATIONS

- STREETS - HOOPER CITY DEVELOPMENT STANDARDS
- CULINARY WATER - HOOPER WATER IMPROVEMENT DISTRICT CONSTRUCTION SPECIFICATIONS AND STANDARD WATER DETAILS
- VACUUM SANITARY SEWER - HOOPER CITY DEVELOPMENT STANDARDS
- SECONDARY WATER - HOOPER IRRIGATION COMPANY PRESSURE IRRIGATION AND STANDARD SPECIFICATIONS
- THESE PLANS WERE CREATED IN ACCORDANCE WITH 2018 INTERNATIONAL FIRE CODE AND 2019 NFPA 72

Project Participants
Engineered: #811x
Designed: SLM
Reviewed: Braden
August 2025
25983
PROFESSIONAL ENGINEER No. 10795905 BRADEN C. FELIX STATE OF UTAH 8/06/2025

# Standing Park Subdivision

Located in the Southwest Quarter Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian Us Survey  
Hooper City, Weber County Utah, June 2025



## OWNER'S DEDICATION

All men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

Standing Park Subdivision

and do hereby dedicate for the perpetual use of the Hooper City all roads and other areas shown on this plat as intended for public use. The undersigned owner hereby conveys to Hooper City a, non-exclusive easement over the public utility and drainage (PUE) easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown and/or noted on this plat to the parties indicated and for the purposes shown and/or noted hereon to Hooper City.

Signed this \_\_\_\_ day of \_\_\_\_ 20 \_\_\_\_ David Webster:

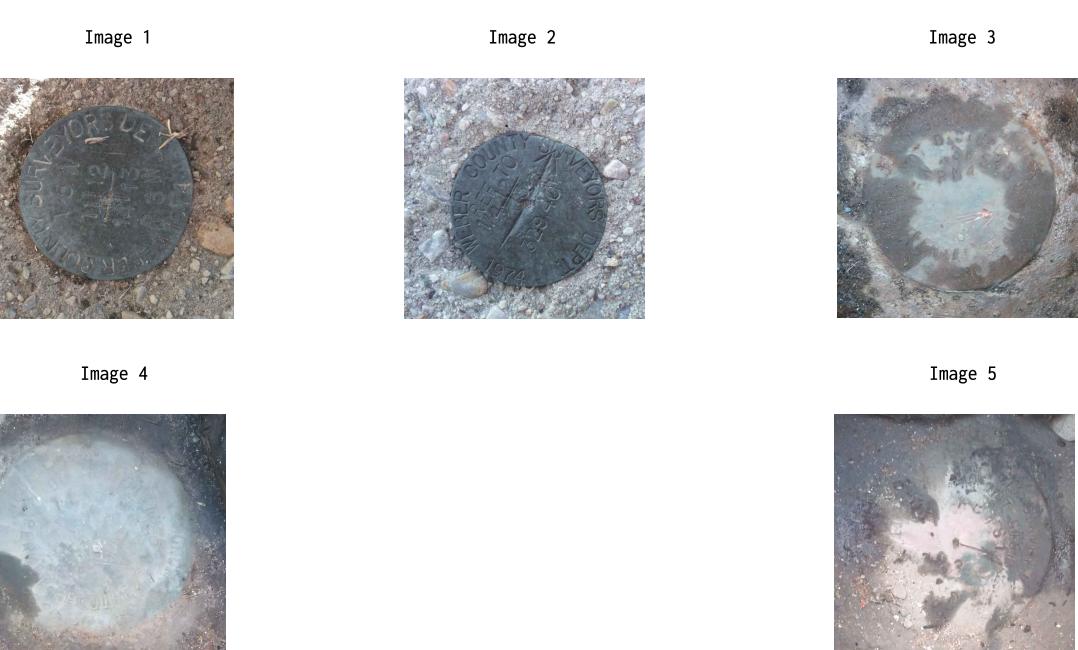
\_\_\_\_\_  
Owner

## SURVEYOR'S NARRATIVE

David Webster Requested this Survey to prepare for the development to be known as the Standing Parks Subdivision. The basis of bearing for this project is NAD83 Grid North, assumed from the northwest corner of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian given the measurements between the two monuments posted on the Record of Survey.

Property corners were monumented with a highland Surveying Rebar and Cap at the rear and nails in the curb at the extention of each property line. For more information on the retrace of the boundary's shown here, please review the record of survey filed with the Weber County Surveyor.

## SURVEY IMAGES



## APPROVAL AS TO FORM

Approved as to form this \_\_\_\_ Day of April A.D., \_\_\_\_ by this Hooper City Attorney.

Hooper City Attorney

## PLANNING COMMISSION

Approved This \_\_\_\_ Day of March A.D., \_\_\_\_ by this Hooper City Planning Commission.

Chairman Hooper City Planning Commission

## HOOPER CITY MAYOR

Presented to this Sandy City Mayor this Day of \_\_\_\_ A.D., \_\_\_\_ at which time this Condominium Plat was Accepted.

City Mayor Attest: City Recorder, Deputy

## NOTES

- Total Road Dedication 68971 SQ FT or 1.583 Acres.
- Fencing within the Storm Drain Easement must be permeable and of open-structure design. No permanent structures are permitted within this area.

## HOOPER CITY ENGINEER

I hereby certify that this Office Has Examined this Plat and it is correct in Accordance with the Information on File in this Office.

Signed this \_\_\_\_ day of \_\_\_\_ 2025

Hooper City Engineer

## HOOPER CITY CITY ATTORNEY

Approved as to form this \_\_\_\_ day of April A.D., \_\_\_\_ BY Hooper City Attorney.

Hooper City Attorney

## ACKNOWLEDGMENT

State of Utah } S.S.  
County of Weber }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_ 2025 by David Webster.

Residing at: \_\_\_\_\_

Commission Number: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

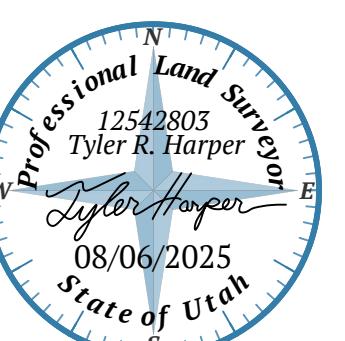
## BOUNDARY DESCRIPTION

### Standing Park Subdivision:

A parcel of land being part of the Northwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian, basis of bearing being grid NAD 83, said parcel being more particularly described as follows. Beginning at a point 179.60 feet North 89°32'24" West along the Section Line to the center line of 6300 West and 675.13 feet South 0°23'37" West along said centerline and 30.10 feet North 89°36'23" West from the North quarter corner of said Section and running thence South 0°50'48" West (South) 141.56 feet; thence North 89°04'55" West 208.36 feet to a Highland Surveying rebar and cap; thence South 0°50'48" West 191.98 feet to a old barb wire fence; thence North 89°04'55" West (North 88°20' West) along said fence and its extension 1116.45 feet; thence North 0°18'27" East 331.92 feet (300.10 feet) a point described by the record as 17 chains East and 666.8 feet South of the Northwest Corner of said Section 13 said point being measured as 1126.44 feet South 89°32'24" East along the Section line and 666.8 feet South 0°18'27" West from the Northwest corner of said Section; thence South 89°09'12" East (South 89°27'39" East) 1327.94 feet (20 Chains) to the point of beginning. Containing 9.2130 acres or 401364 sqft more or less.

## SURVEYOR'S CERTIFICATE

I, Tyler R Harper, do hereby certify that I am a Professional Land Surveyor in the state of Utah, and I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owner I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Standing Park Subdivision and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



<b>Highland SURVEYING</b>	Sheet Number: <b>1/1</b>	Developer: David Webster Surveyor: Tyler Harper 385-405-8180 3293 Harrison Blvd 2nd Floor, Ogden	Approximate Address: 5261 South 6300 West Hooper City, UT 84315 Project No. 25003 Project Date: May 2025
Weber County Recorder Recorded # _____ Filed for record and recorded ____ day of _____ 2025 in book _____ of official records, page _____. Recorded for _____. County Recorder: Tiffany Hughes By Deputy: _____ Fee Paid: _____			

## **10-4A-36 Sidewalks**

All new development shall be required to install sidewalks along all new and existing streets within and immediately adjacent to (bordering) the development, where lots or site plan in the development have frontage or side yards on said streets, with the exception of the following areas: In the City's R-1 zone, sidewalk requirements may be reduced by the City Council upon recommendation from the City Staff and Planning Commission.

In addition, the Planning Commission may recommend for City Council approval that new development install a reasonable amount of additional sidewalk on existing streets as deemed necessary for the safe conveyance of pedestrian traffic. Sidewalks shall conform to the requirements of the Hooper City Development Standards and Specifications. In some developments, sidewalk requirements may be reduced at the City's discretion where trails accommodate like needs.

ORDINANCE NO. O-2026-01

AN ORDINANCE AMENDING TITLE 10, Chapter 5B, Section 2 OF THE MUNICIPAL

CODE OF HOOPER CITY, UTAH, PERTAINING TO THE APPOINTMENT AND TERMS OF OFFICE FOR THE PLANNING COMMISSION

WHEREAS, the City Council of Hooper City, Utah, finds it necessary and appropriate to establish clear procedures for soliciting applications, selecting, and appointing members to the Planning Commission; and

WHEREAS, the City Council desires to ensure a consistent, fair, and transparent process for filling vacancies and defining the terms of office for Planning Commission members; and

WHEREAS, the City Council has authority under Utah Code Ann. § 10-20-301 and other applicable law to enact this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HOOPER CITY, UTAH:

Title 10 Chapter 5B Section 2. Amendment of Municipal Code - Appointment and Terms of Office

Hooper City Municipal Code Section 10-5B-2, titled “APPOINTMENT AND TERMS OF OFFICE,” is hereby added to read as follows:

10-5B-2 Appointment and terms of Office:

1. In order to fill vacancies on the Planning Commission, the City shall solicit applications from residents who are interested in serving on the Planning Commission. All interested applicants must submit an application in order to be considered for possible appointment to the commission.
2. The Commission shall consist of five(5) members, with two(2) alternate members.
3. A selection panel consisting of the Mayor or his designee from the City Council and one member of the City Council, the City Planner, the planning commission chair and the City Recorder shall interview all applicants who want to be considered for appointment to the committee.
4. Planning Commission members shall be appointed by the Mayor, with consent and approval of the City Council.
5. Each appointee shall be voted on separately.
6. The term of each member shall be four (4) years. However, the initial terms may be modified in such a way that in no year there will more than three (3) commissioners

be up for replacement or reappointment.

7. Members may be removed from the commission upon the recommendation of the Mayor, the City Council or Planning Commission, and upon a vote of a majority of the City Council. Vacancies shall be promptly filled in the same manner as the original appointment. Members who are appointed to fill an unscheduled vacancy on the commission shall complete the remainder of the unexpired term of the original member.
8. Newly appointed members of the Commission shall be sworn in during the same city council meeting in which they are approved and appointed, if possible, or at the next available city council or planning commission meeting.
9. Planning Commission members terms will begin February 1st of the year they are sworn in until January 31st of the completion of their term.

PASSED AND ADOPTED by the City Council of Hooper City, Utah, this 22nd day of January 2026.

Hooper City Council Members Vote For or Against

Mayor Sheri Bingham \_\_\_\_\_

David Craig \_\_\_\_\_

Dale Fowers \_\_\_\_\_

Ray Hancock \_\_\_\_\_

Ryan Hill \_\_\_\_\_

Larry Ropelato \_\_\_\_\_