

HOOPER CITY
CITY COUNCIL AGENDA - AMENDED
SEPTEMBER 17, 2026 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Council will hold a work session at 5:30 pm and their regularly scheduled meeting at 7:00 pm on Thursday, September 17, 2026, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Session – 5:30 pm

1. Discussion on Agenda Items
2. Jenny Goff; JUB – General Plan Update
3. City Owned Parks by Youth Sport Groups
4. Terra Strada LLC

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Mayor Bingham
 - b. Reverence – Council Member Fowers
3. Upcoming Events
4. Public Comments
5. Consent Items
 - a. Motion – Approval of Minutes dated July 29, 2026
 - b. Motion – Approval of Minutes dated August 6, 2026
 - c. Motion – Approval of Minutes dated August 20, 2026
6. Discussion Items, Reports, and/or Presentations
 - a. Mike Schultz; Speaker of the House
7. Public Hearings
 - a. Development Agreement for Terra Strada LLC located approximately at 4700 W and 5500 S
8. Action Items
 - a. Approval of Resolution 2026-08; Authorizing a Development Agreement with Terra Strada, LLC for the Development of Real Property in Hooper
 - b. Approval of Resolution 2026-07; Amending the Future Land Use Map of the General Plan for the Hooper Crossings Commercial Center
 - c. Approval of Ordinance O-2026-05; Amending the Zoning Classification of Portions of 090750285, 090750282, 090750196, 090750283, 090750266, 090750187, 090750236, 090750281, and 090750280 located at approximately 4700 W 5500 S from Low Density Residential (R1) to Community Commercial (C-2), High Density Residential (R3), and Planned Unit Development (PUD), as Specifically delineated on the approved Zoning Map exhibit; Conditioning Effectiveness upon execution of a Master Development Agreement; Providing for Severability, Repealer, and effective date.
9. Adjournment
10. Motion: Reconvene as the Hooper City Community Reinvestment Agency Meeting
11. Motion: Reconvene as the Regular Hooper City Council Meeting
12. Closed Door Meeting:
 1. Motion to Open Closed Session
 2. Call to Order & Roll Call

3. Discussion of strategy sessions to discuss pending or reasonably imminent litigation, Pursuant to UCA 52-4-205 (1)(c)
4. Motion to Adjourn the Closed Session & Return to General Session

13. Adjournment

Morghan Yeoman

Morghan 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

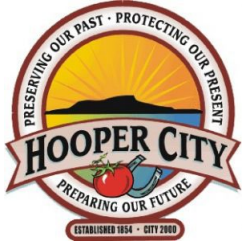
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on the 17th day of September 2026 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.gov/meeting-minutes>

***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 SPECIAL MEETING MINUTES
WEDNESDAY, JULY 29, 2026, 5:30PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Council held a special meeting at 5:30pm on Wednesday, July 29, 2026, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Sheri Bingham – Mayor
Ryan Hill – City Council
Ray Hancock – City Council
Dale Fowers – City Council
Larry Ropelato – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder
Malcolm Jenkins- City Planner
Darren Curtis – City Attorney
Cami Moss – City Treasurer
Jared Hancock – Public Works Director

5:30 PM SPECIAL MEETING

1. Meeting Called to Order – Mayor Bingham

At 5:30 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 Fowers offered reverence.

3. Upcoming Events

- a. Mayor Bingham announced Hooper Tomato Days events and needing volunteers to help hold the Brent Taylor flag and contact Council Member Ropelato if interested.

4. Public Comments:

None

5. Consent Items

None

6. Discussion Items, Reports, and/or Presentations:

- a. Discussion of establishing an Ordinance identifying method for Midterm vacancies.

Mayor Bingham noted that Council Member David Craig is moving to Iowa. The Council expressed appreciation for his service and wished his family well. Mayor Bingham stated they would need to fill his term.

Darren Curtis, the City Attorney, explained the process and method to midterm vacancy.

Council discussed how they will proceed and discussed getting general questions to ask the candidates and interview them in a public setting.

7. Public Hearings:

None

8. Action Items.

- a. Discussion and Possible Motion: Approval of Awarding bid to A&T Sheet Metal Inc. for HVAC Upgrades; North, Lowe, and Town Station.

The Council discussed awarding the bid to A&T Sheet Metal Inc. for upgrades at the North, Lowe, and Town sewer lift stations. Council had a discussion with Jared Hancock, Public Works Director, regarding questions on the bid and work needed to be completed.

COUNCIL MEMBER ROPELATO MOTIONED TO APPROVE AWARDING THE BID TO A&T SHEET METAL INC. FOR HVAC UPGRADES; NORTH, LOWE, AND TOWN STATION. COUNCIL MEMBER HANCOCK SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:

HILL

ROPELATO

FOWERS

HANCOCK

MOTION APPROVED.

VOTE:

AYE

AYE

AYE

AYE

- b. Discussion and Possible Motion: Get Healthy Utah Community Designation.
The Council revisited the Get Healthy Utah Community Designation previously discussed with Nicole Booth. Discussion included no cost to the city to become designated, and support from the existing coalition.

COUNCIL MEMBER FOWERS MOTIONED TO PARTICIPATE IN THE GET HEALTHY UTAH COMMUNITY DESIGNATION. COUNCIL MEMBER ROPELATO SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
ROPELATO	AYE
FOWERS	AYE
HANCOCK	AYE

MOTION APPROVED.

- c. Discussion and Possible Motion: Approval of partial funding of sewer force main portion included in the 5100 West project.
The Council discussed partial funding of the sewer force main segment within the 5100 West street improvement project, West Haven is administering the road project; the contractor has progressed faster than anticipated and is ready to work intersection discussion on installing the force-main portion now to avoid later cutting into newly constructed curb, gutter, sidewalk, and asphalt. Discussion included timeline, grant reimbursement possibilities, CRA reimbursement, and long-term cost avoidance.

COUNCIL MEMBER ROPELATO MOTIONED TO APPROVE PARTIAL FUNDING OF SEWER FORCE MAIN PORTION INCLUDED IN THE 5100 WEST PROJECT. COUNCIL MEMBER HANCOCK SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
ROPELATO	AYE
FOWERS	NAY
HANCOCK	AYE

MOTION APPROVED. (ROLL CALL VOTE)

Darren Curtis, the City Attorney, clarified remaining questions on the midterm vacancy process.

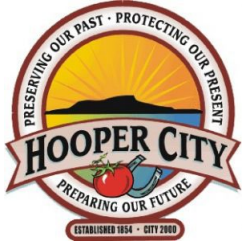
9. Adjournment

**AT APPROXIMATELY 7:10 PM COUNCIL MEMBER HILL
MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER
HANCOCK SECONDED THE MOTION. VOTING AS FOLLOWS:**

COUNCIL MEMBER:**VOTE:****HILL****AYE****ROPELATO****AYE****FOWERS****AYE****HANCOCK****AYE****MOTION PASSED.**

Date Approved: _____

Jamee Johnston, Deputy City Recorder



**HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, AUGUST 06, 2026, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

The Hooper City Council held their regular meeting at 6pm on August 06, 2026, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Sheri Bingham – Mayor
Ryan Hill – City Council
Ray Hancock – City Council
Larry Ropelato – City Council

COUNCIL MEMBERS EXCUSED:

Dale Fowers – City Council

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder
Malcolm Jenkins- City Planner
Cami Moss – City Treasurer
Darren Curtis – City Attorney
Weber County Sheriff

6:00PM REGULAR MEETING

1. Meeting Called to Order – Mayor Bingham

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

2. Opening Ceremony

a. Pledge of Allegiance

Council Member Hancock led in the Pledge of Allegiance.

b. Reverence

Council Member Ropelato offered reverence.

3. Public Hearings:

- a. Fiscal Year 2026-2027 Budget with possible proposed tax increase.**

**COUNCIL MEMBER HANCOCK MOTIONED TO
MOVE TO PUBLIC HEARING FOR FY 2026-2027
BUDGET WITH POSSIBLE TAX INCREASE.**

COUNCIL MEMBER ROPELATO SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
ROPELATO	AYE
HANCOCK	AYE

MOTION PASSED.

Public Comment:

Valorie Stewart – Hooper Resident

Valorie, a new Hooper resident, asked what on the budget is increasing and why.

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

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
ROPELATO	AYE
HANCOCK	AYE

MOTION PASSED.

4. Action Items.

Cami Moss, City Treasurer, presented a summary of the proposed FY 2026-2027 budget.

Council discussion included notes that Hooper City receives smaller portion of property tax revenue back from the County, Sewer fund balance, Storm Water fund, and the increase pay to the Sheriff's department.

Cami Moss, the City Treasurer, read the required Notice of Proposed Property Tax increase for Hooper City.

- a. Motion (roll call vote): Approval of Resolution No. R-2026-02, Approving the certified tax rate.

COUNCIL MEMBER HILL MOTIONED TO APPROVE THE RESOLUTION NO. R-2026-02; APPROVING THE CERTIFIED TAX RATE 0.000283. COUNCIL MEMBER HANCOCK SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
ROPELATO	AYE
HANCOCK	AYE

MOTION APPROVED.

- b. Motion (roll call vote): Approval of Resolution No. R-2026-05, Approving the 2026-2027 budget with possible proposed tax increase.

COUNCIL MEMBER ROPELATO MOTIONED TO APPROVE THE RESOLUTION NO. R-2026-05, APPROVING THE 2026-2027 BUDGET WITH PROPOSED TAX INCREASE. COUNCIL MEMBER HANCOCK SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
ROPELATO	AYE
HANCOCK	AYE

MOTION PASSED. (ROLL CALL)

5. Adjournment

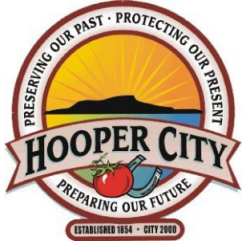
AT APPROXIMATELY 6:18 PM COUNCIL MEMBER HILL MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER HANCOCK SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
ROPELATO	AYE
HANCOCK	AYE

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder



HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, AUGUST 20, 2026, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Council held a work meeting at 5:30pm and their regular meeting at 7pm on August 20, 2026, 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
Ryan Hill – City Council
Larry Ropelato – City Council
Ray Hancock – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Darren Curtis – City Attorney
Morghen Yeoman – City Recorder
Malcolm Jenkins- City Planner
Weber County Sheriff

5:30PM WORK MEETING

1. Discussion on Agenda Items

At 5:30pm the City Council held a work meeting where agenda items were discussed.

1. Tomato Days Community Dinner
 - a. Mayor Bingham reviewed the Tomato Day meal and assigned the council members what to bring or help with.
2. Health and Safety, Nuisance, Code Enforcement.
 - a. Mayor Bingham had Darren Curtis, City Attorney, explain the possible creation of an ordinance. Darren explained that the city already has a good ordinance created (HCC 9-4-1). Darren went over the Hooper Ordinance and what it states. Darren offered to talk to our code enforcement officer, Allen Coleman.
3. City Council Reports
 - a. None at this time.
4. Terra Strada LLC
 - a. Terra Strada group presented and held a discussion regarding Terra Strada development. Discussion included what they are looking for in commercial

and residential zoning. They spoke on the green space, the resident density, landscaping ideas, lighting, signage, and a visual look on the exterior of the building. Terra Strada opened it up to final questions about the financing lot frontages, and different types of homes.

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

b. Pledge of Allegiance

Council Member Ropelato led in the Pledge of Allegiance.

c. Reverence

Council Member Hill offered reverence.

3. Upcoming Events

- a. Mayor Bingham announced Hooper Tomato Days beginning August 31, 2026 with the community dinner and dance, children's activities, and related events. Residents were encouraged to review the upcoming city newsletter for the full schedule.

4. Public Comments

Paige Tutor – Hooper Resident

Paige asked Council to look at the field rentals, 3 days rather than 1 day and 1.5 hours per day, with rotation on the field to help the field not get damaged. Paige wants to work together and find a solution.

Bryce Wilcox – Hooper Resident

Agrees with Paige on her comments. Bryce also discussed on the financing of commercial development. Bryce asked for Council to protect the residents.

Ashley Long – Hooper Resident

Ashley stated that her kids play football and that she drives by the city parks daily and don't see any issues. Ashley asked the council where the kids were supposed to go. The kids will only get better if they practice. Ashley asked to work as a community for the youth.

Brooke Wilcox – Hooper Resident

Brooke spoke as a parent and citizen and feels that it is deeply concerning for them to close the field. Brooke stated that the fields have been in the best condition they have been in 3 years. Youth sports give them a place to belong. Brooke invited Council to watch the boys practice and spoke on her life growing up and what sports means to her.

Bryan Guysler – Hooper Resident

Bryan read off his Facebook post. Bryan also brought up Hooper Tomato days with thousands of people walking on them. Bryan asked why cancel practice and keep the city celebration. Bryan appreciates other cities for letting them practice.

John Beck- Hooper Resident

John was there to the meeting because the city's decision to remove the use of the fields to youth sports and drive children and families out of the parks. The football field just isn't grass; it is where they build friendships and not in front of the screen.

5. Consent Items

- a. Motion – Approval of Minutes dated July 16, 2026.

With correction to David Craig being present and not on Zoom.

COUNCIL MEMBER HANCOCK MOTIONED TO APPROVE THE MINUTES DATED JULY 16, 2026, WITH CORRECTION. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
ROPELATO	AYE
FOWERS	AYE
HANCOCK	AYE

MOTION PASSED.

6. Discussion Items, Reports, and/or Presentations:

- a. Transportation Impact Fee:

Mayor Bingham introduced the concept of a transportation impact fee and/or transportation utility fee. The city currently has neither. Discussion included how fees are typically assessed on new development, potential applications primarily to commercial development rather than residential households, and benefits for funding road improvements. No action taken; staff directed to arrange a presentation.

7. Public Hearings:

None

8. Action Items.a. Possible Motion: Change of September Meeting dates:

The Council discussed options for September 2026 meetings because the regular first Thursday date falls during Tomato Days. Options included shifting meetings or holding a single longer meeting on September 17. No Motion made. Schedule left as one meeting on September 17 with no meeting on September 3.

b. Motion – Approval of Resolution No. 2026-06.

Mayor Bingham explained that Resolution 2026-06 outlines the statutory process for filling the midterm vacancy on the City Council created by the relocation of Council Member David Craig.

**COUNCIL MEMBER HILL MOTIONED TO
APPROVE RESOLUTION NO. 2026-06. COUNCIL
MEMBER FOWERS SECONDED THE MOTION.**

VOTING AS FOLLOWS:

COUNCIL MEMBER:**VOTE:****HILL****AYE****FOWERS****AYE****ROPELATO****AYE****HANCOCK****AYE****MOTION PASSED. (ROLL CALL VOTE)**

c. Midterm Vacancy for District 2 Position

Two qualified candidates had applied: Austin Jones and Matthew Kilts.

i. Interview of all qualified candidates

1. Austin Jones was not in attendance for the meeting. Matt Kilts came to the podium to answer the questions that were asked by the city recorder, Morghan Yeoman. Questions were submitted by the council members.

ii. Vote on finalist (Roll call if needed)

Written ballots were collected

Votes were recorded as follows:

Council Member Hancock – Matt Kilts

Council Member Fowers – Matt Kilts

Council Member Ropelato – Matt Kilts

Council Member Hill – Matt Kilts

iii. Oath of Office

City Recorder, Morghan Yeoman administered the Oath of Office.

d. Motion: Mayor Pro-Tem 2026.

**COUNCIL MEMBER ROPELATO MOTIONED TO
NOMINATE COUNCIL MEMBER HILL AS MAYOR
PRO-TEM FOR 2026. COUNCIL MEMBER HANCOCK
SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE
KILTS	AYE
MOTION PASSED.	

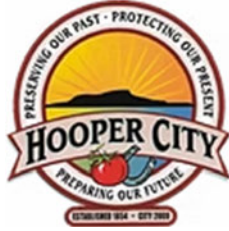
9. Adjournment

**AT APPROXIMATELY 7:45 PM COUNCIL MEMBER
HANCOCK MOVED TO ADJOURN THE MEETING.
COUNCIL MEMBER KILTS SECONDED THE
MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE
KILTS	AYE
MOTION PASSED.	

Date Approved: _____

Jamee Johnston, Deputy City Recorder



Developer Summary of Application
5580 West 4600 South
Hooper, UT 84315
September 17, 2026

To: Hooper City Mayor & City Council
Business Date: September 17, 2026

From: Stuart Adams, Applicant

Prepared By: Troy Wolverton, P.E.
Senior Civil Project Manager
AWA, a Galloway Company

Re: Hooper Crossing – General Plan and Zoning Map Amendment Requests
Applicant: Stuart Adams, representing Landowners: Elaine Denkers,
Doug Hamblin, Ray Christensen, Nicholas Harris, and
Mandy Medina-Harris
Project Location: Northwest Corner of 550 South 4700 West
Current Zoning: R1 (Low Density Residential)
Acreage: Approximately 52.18 (Approximately 2,273,337 ft²)
Request: Request for approval of a General Plan and Zoning Map
Amendment from the R1 – Low Density Residential to the
R3 – High Density Residential, PATIO/PUD – High Density
Residential, and C-2 – Community Commercial to provide
for future potential development of the property as a
residential area and commercial center.

BACKGROUND AND SUMMARY

This application is a request for approval of a General Plan Amendment and a Zoning Map Amendment for approximately 52.18 acres located on west side of Interstate-15, north of 5500 South and west 4700 West, at approximately the northwest corner of 5500 South 4700 West (Exhibit C). The property is currently



zoned R1 - Residential. The applicant is requesting that the General Plan and Zoning Map Amendments be approved to allow for the future development of the overall site as a Residential area and Commercial Center

The overall subject property consists of nine (9) parcels ranging in size from approximately 0.14 acres to 41.28 acres.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	R1 (Low-Density Residential, 40,000 ft ² min. lot size) and Agriculture	Exhibit E
Current Zoning	R1	Exhibit F
Proposed Use	R3 (High-Density Residential, PATIO/PUD (High-Density Residential), and C-2 (Community Commercial)	
Adjacent Zoning		
East	R1 (Low-Density Residential, 40,000 ft ² min. lot size) and R2 (Medium-Density Residential, 20,000 ft ² min. lot size)	
West	R1 (Low-Density Residential, 40,000 ft ² min. lot size), R3 (High-Density Residential, 13,000 ft ² min. lot size), and ROS (Residential Open Space, 1 unit per acre base density)	
North	R1 (Low-Density Residential, 40,000 ft ² min. lot size)	
South	R1 (Low-Density Residential, 40,000 ft ² min. lot size)	

Per the Hooper City General Plan, the R1, R2, R3, ROS, PATIO, and PUD Zoning designations are characterized as follows:

Residential (R1) Zone – 4,661 acres: Provide opportunities for low density development of detached single-family dwellings where the minimum lot size is 40,000 square feet.

Residential (R2) Zone – 1,433 acres: Provide opportunities for medium density residential development of detached single-family dwellings and the minimum lot size is 20,000 square feet

Residential Open Space (ROS) Zone – 129 acres: Provide opportunities for clustered residential development, while preserving open space, where the predominant character of land use is detached single family dwellings. The base density is one (1) dwelling unit per acre. The density may be increased to a maximum density of one and one-half (1.5) dwelling units per acre. *In use, no longer in code.*



Residential (PATIO) Zone – 10 acres: Provide opportunities for higher density residential development where the predominant character of the land use is patio homes and limited numbers of attached single family, duplex and fourplexes. The Residential (Patio) Zone has a base density of six (6) dwelling units per acre. ***In use, no longer in code.***

Residential (PUD) Zone: Provide opportunities for a variety of dwelling units that allows imaginative concepts of neighborhoods and housing options and provides variety in the physical development pattern of the City. The Residential (PUD) Zone has a base density of six (6) dwelling units per acre. ***Not in use.***

The Multi-Family Residential and Commercial Land Use designations are characterized as follows:

This land use designation includes establishments which engage in retail trade or provide services, such as restaurants, shopping centers, convenience stores, gas stations, and hotels.

According to Hooper City Code (HCC) Section 10-2B-1, the purpose of the **R3 zone** is to: *“Provided opportunities for higher density residential development where the predominant character of land use is detached single family dwellings and the minimum lot size is 13,000 square feet. A limited number of duplexes and/or twin homes are permitted in this zone as set forth in HCC 10-2B-4 paragraph B.”*

According to HCC 10-2B-1, the purpose of the **PATIO zone** is to: *“Provide opportunities for higher density residential development where the predominant character of the land use is patio homes and limited numbers of attached single family, duplex and*

Multi-Family Residential

12 acres, 0.02 percent of total area, 0.15 percent of developed/developable land

This land use category comprises attached single-family dwellings, such as duplexes, triplexes, and fourplexes; town homes; and residential structures containing two or more dwelling units for a single-family household. This category also includes condominiums, apartments, nursing homes and elderly housing, although Hooper does not have these housing options currently.

Commercial

32 acres, 0.06 percent of total area, 0.40 percent of developed/developable land

fourplexes. The High Density Residential (Patio) Zone has a base density of six (6) dwelling units per acre”, and per HCC 10-2E-2, “The purpose of High Density Residential (Patio) Zone is to allow diversification in the residential uses and to encourage a more efficient use of the land master planned for such.”

According to HCC 10-2B-1, the purpose of the **PUD zone** is to: *“Provide opportunities for a variety of dwelling units that allows imaginative concepts of neighborhoods and*



housing options and provides variety in the physical development pattern of the City. The High Density Residential (PUD) Zone has a base density of six (6) dwelling units per acre.”, and per HCC 10-2F-1, “The purpose of this Planned Unit Development (PUD) Zone is to allow diversification in the relationship of residential uses to their sites. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling-units that allows imaginative concepts of neighborhood and housing options and provides variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.”

According to the Hooper City Code (HCC) Section 10-2C-1, the purpose of the **C2 zone** is to: *“establish areas for community shopping and clustered commercial activities along arterial streets that provide for the sale of a full range of merchandise and services required of persons living within several neighborhood service areas, as well as a rural trade area.”*

The applicant’s responses and addition documentation submitted regarding their request for review and approval of the General Plan Amendment and the Zoning Map Amendment requests are provided in Exhibit G of this report.

Criteria For Approval

The General Plan and Zone Map Amendment request falls under HCC Section 10-5-4. That section lists the following criteria for a General Plan and Zone Change Amendment as:

Section 10-5-4

A. Process for Changing Zoning and/or The Future Land Use Map portion of the General Plan:

- 1. All proposed changes in zoning initiated by the City Council, Planning Commission or property owner shall follow the notice and public hearing procedures in HCC 10-5A and Utah Code 10-9a Part 2 notice.*
- 2. Proposals for changing property zoning may be initiated by the property owner by submitting an application and fees, as set forth in HCC 10-5A, to the city office on forms provided by the City.*
- 3. All proposed changes in the zoning shall first come before the Planning Commission for consideration and a recommendation of approval or denial to the City Council.*
 - a. If the proposed change in Zoning differs from the Future Land Use Map, the Planning Commission shall make a recommendation to City Council as to whether or not the future land use map portion of the General Plan shall be opened for the proposed amendment. The Planning Commission recommendation will be submitted to the considered by the City Council following public notice hearing requirements.*
 - i. If accepted, the City Council will open, modify, and close the Future Land Use Map portion of the General Plan in one meeting.*
 - ii. If the petition is denied by the City Council, the landowner may again apply for*



the same change no sooner than twelve (12) months from their original Planning Commission Meeting.

- 4. The City Council shall apply the standards listed in paragraph B and the required findings listed in paragraph C to review the zoning and/or land use map amendment.*
- 5. For the general health, safety, welfare of the public, or to comply with State Law, the City Council reserves the right to open and make changes to the General Plan at any time, following the same procedural process as outlined about in HCC 10-5-4 (A)(1) and HCC 10-5-4 (A)(3).*
- B. Standards: For zoning ordinance map amendments, the subject property(ies) must meet the minimum dimensional standards of the proposed base zone, other wise the property(ies) shall not be eligible for rezone.*
- C. Required Findings: Upon recommendation from the Planning Commission, the City Council shall make a full investigation and shall, at the public meeting, review the application. In order to grant a map or text amendment to the zoning ordinance, the City Council shall make the following findings:*
 - 1. The zoning amendment complies with the General Plan;*
 - 2. The zoning amendment complies with the regulations outlined for the proposed base zone, specifically the purpose statement;*
 - 3. The zoning amendment shall not be materially detrimental to the public health, safety, and welfare, and;*
 - 4. The zoning amendment shall not result in an adverse impact upon the delivery of services by any service provider providing public services within the city including, but not limited to, school districts, fire districts, water or sewer districts, or utilities.*

Section 10-5A Hooper City Code, as applicable:

10-5A-1 Purpose

The purpose of this Article is to provide procedures for all zoning applications covered by this Title and petitions to amend the General Plan.

10-5A-2 Application Requirements And Fees

- A. Application Requirements: All persons making application for permits and other matters herein referred to shall be required to submit to the City an application on forms provided by the City and accompanied by an application fee as set forth in HCC 10-5A-2 paragraph D. No application shall be considered as accepted by the City unless it is complete with all required information.*
- B. Date of Application Acceptance: The date of acceptance of an application shall be the date of the letter sent by the City notifying the applicant that the City has received payment of the required fee and all of the required submittal information pursuant to this Title.*
- C. Hearings: A public hearing, if required, shall be held no later than 60 days after the date of acceptance of an application.*
- D. Fees: The City Council shall, by resolution, establish fees for all zoning applications or petitions authorized by this Title, permits, and General Plan amendments.*
- E. Resubmittal: No application that has been denied by the City, the Commission, or the City Council shall be resubmitted, in the same form for the same use, within one year*



from the date of denial. The City may waive the one-year requirement and accept a new application, where the subject property is affected by amendments to the applicable General Plan or to this Title.

10-5A-3 Notice Requirements

- A. The City adopts the notice provisions of Utah Code 10-9a § 201-212, as amended, as it applies to Hooper City.*

10-5A-4 Conditional Use Notice – Not Applicable (N/A)

10-5A-5 Decision By The City

- A. Following the acceptance of an application, the City shall act upon the application within 60 days.*
- B. The City may require conditions of approval that are deemed necessary to protect the public health, safety, and welfare and prevent undue adverse impacts on surrounding properties.*
- C. The City shall provide the applicant with a written decision stating the reasons for the decision reached. All conditions of approval shall be attached to the written decision.*

10-5A-6 Decision By The Commission

- A. The City shall schedule the application for consideration before the Commission within 60 days after the City accepts an application.*
- B. The Commission may require or recommend conditions of approval that it deems necessary to protect the public health, safety, and welfare and/or to prevent undue adverse impacts on surrounding properties.*
- C. The Commission shall provide the applicant with a written decision stating the reasons for the decision or recommendation reached. Conditions of approval shall be attached to the written decision or recommendation. For applications where the Commission is acting as a recommending body, the Commission shall forward their recommendation to the City Council.*
- D. For applications where a decision or recommendation is required by this Title, the Commission shall file a written report with the Clerk of the City Council stating the findings and action taken by the Commission. Such report shall be filed not later than 10 days after the written decision or recommendation.*

10-5A-7 Decision By The City Council

- A. The City shall schedule a hearing before the City Council within 60 days after the City accepts an application or after the Commission makes a recommendation (if applicable). Prior to the public hearing, public notice shall be provided as set forth in HCC 10-5A-4.*
- B. The City Council may require conditions of approval that it deems necessary to protect the public health, safety, and welfare and/or to prevent undue adverse impacts on surrounding properties. This regulation shall not apply to applications for General Plan amendments or zoning ordinance amendments.*



- C. The City Council shall provide the applicant with written findings stating the reasons for the decision. Conditions of approval, if any, shall be attached to the written decision.*
- D. Following the approval of a General Plan amendment, the City Council shall adopt a resolution adopting the amendment to the General Plan.*
- E. Following the approval of a zoning ordinance amendment, the City Council shall adopt the amended ordinances.*



REVIEWS

Planning Division Review. The Hooper City Planning Division has completed their review of the General Plan and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Engineering and Hooper City Public Works Divisions have completed their reviews of the General Plan and Zoning Map Amendment submissions. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Hooper City Building Division has completed their review of the General Plan and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Hooper City GIS Division has completed their review of the General Plan and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Hooper City Fire Marshal has completed his review of the General Plan and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Hooper City Attorney has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.



RECOMMENDATION

Recommends that the City Council review the requests, receive public comment, and make decisions based on the findings listed below and the criteria for approval, or denial, as listed within this developer report.

MODEL MOTIONS

General Plan Amendment

Sample Motion for Positive Recommendation – I move that we approve the General Plan Amendment, as requested by Stuart Adams et al, based on the following findings and the criteria for approval listed in the Application Report dated September 9, 2026.

Findings for Approval:

1. The proposed map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed map amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. The proposed land use map amendment complies with HCC Section 10-5-4.
6. The legislative body may adopt any amendment to the general plan land use map that the legislative body considers appropriate.

Sample Motion for Modified Positive Recommendation – I move that we approve the General Plan Amendment, as requested by Stuart Adams et al, based on the following findings and the criteria for approval listed in the Staff Report dated September 9, 2026, and as modified by the following additional findings:

1. (List any additional findings ...)

Sample Motion for Negative Recommendation – I move that we deny this request and **not** approve the General Plan Amendment, as requested by Stuart Adams et al, based on the following findings and the criteria for denial listed in the Staff Report dated September 9, 2026.



Sample Motion for Negative Recommendation – I move that deny this request and **not** approve the Zoning Map Amendment, as requested by Stuart Adams et al, based on the findings and criteria for denial listed in the Staff Report dated September 9, 2026.

Findings for Denial:

1. The proposed map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Master Development Agreement

The Applicant requests the City Council review the request, hear from the Applicant, receive public comment, and make a recommendation to the City Council based upon the findings and criteria for approval, or denial as listed in the Developer Report.

If the City Council decides to approve the Development Agreement request, the following is provided for consideration:

Sample Motion for Approval – I move that we approve the Master Development Agreement, as requested by Stuart Adams et al based on the following findings and the criteria for approval listed in the Staff Report dated September 17, 2026.

Approval with Conditions:

Sample Motion for Modified Positive Recommendation – I move that approve the Master Development Agreement, as requested by Stuart Adams et al based upon completion of the following conditions, findings and the criteria for approval listed in the Staff Report dated September 17, 2026 and as modified by the following additional findings:

1. (List any additional conditions of approval or deletions of conditions listed in the Staff Report ...)



Sample Motion for Negative Recommendation – I move that deny this request and **not** approve the Master Development Agreement, as requested by Stuart Adams et al, based on the findings and criteria for denial listed in the Staff Report dated September 17, 2026.

Findings for Denial:

1. (List any reasons for denial ...)



EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL-INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

MALCOLM JENKINS COMMENTS

1. Modify rezone map to show rezone action C2, R3, and PUD
2. Remove flex/mixed use area and make it C2.
3. Move detention pond adjacent to Green Space in PUD area.
4. Reduce 50' Pylon sign to 30' and Reduce 30' Pylon sign to 25'.
5. Reduce the number of Monuments signs.
6. Remove connection providing vehicular access from residential to commercial but maintain pedestrian walking access.
7. Specify in DA that all individual units will have a garage (24')
8. Require a circulation study and turning template to be approved by our engineer before final plat.
9. Require parking islands for every 15 stalls.
10. Drafting errors in DA need to be corrected.
11. City will do in house inspections or have a mutually agreed upon inspector.
12. Lots under 10,000 sq ft shall not be eligible for Detached Accessory Dwelling Units (DADUs).
13. Calculate open space without yards.



14. 15-foot landscape buffer around entire commercial project
15. Park Strip and Sidewalk width need to be specified.
16. Design Flex Space as commercial add element to MDA that a change in zone will require modification of the MDA and must get approval from PC and CC
17. 3.4.2 any change to commercial constitutes an amendment.
18. Grocery will go at the same time as the housing.
19. 85/15 owner to rental ratio
20. Amenity package in open space (City Center, Substantial Playground)
21. Make the max attached units to 4 units.
22. Architectural breaks in Town Homes
23. Another Joint meeting with City Council and Planning Commission

Engineering and Public Works Divisions Review.

JUB ENGINEERING COMMENTS

1. Page DA 24 - City would like to see in agreement that commercial sewer laterals that tie into sewer lift station would be privately owned. Resident's laterals would tie into a main in city roadway and mains owned by city. There is some concern about location of lift station. access for maintenance vehicles, location that is adjacent to pads and odor control, City would like to coordinate more with designer.
2. Sheet No. U - There is a road as part of another subdivision on east side of 4700 west and the two roads need to be aligned
3. Sheet No. U - where is the on street parking for this town home area.
4. Sheet No. U - Hooper Water has a well adjacent to project. There is an obligation for a storm drain to get to 4700 West somehow.
5. Sheet No. U - The required ROW for a city road is 60 ft wide
6. Sheet No. U - According to City Transportation plan and interblock connectivity there is a need for a stub road to the north in this project
7. Sheet No. U - City Engineer will need to review drive through stacking
8. Sheet No. U - Planning commission expressed they wanted amenities in the green space. what kind of amenities would go in green space



9. Sheet No. U - Storm water detention is a challenge in this area. If this detention basin is going down 5 ft then it will not function and be full of water. Going further into design engineering may deem the basin needs to be larger.
10. Sheet No. U - Please distinguish for city review which streets are public and which are private
11. Sheet No. U - UDOT access control deems that access needs to be relocated to new locations.
12. Sheet No. U - This roadway access from the commercial zone to a residential zone is inadequate. The city wants access to commercial and residential to be separate

Building Division Review.

1. No additional Comments

Fire Division Review.

1. No additional Comments

GIS Division Review.

1. No additional Comments

Legal Division Review.

1. No additional Comments



EXHIBIT B LEGAL DESCRIPTION

Parcel Numbers: 09-075-0282, 09-075-196, 09-075-0283, 09-075-0259, 09-075-0284, 09-075-0266, 09-075-0285



EXHIBIT C
VICINITY MAP

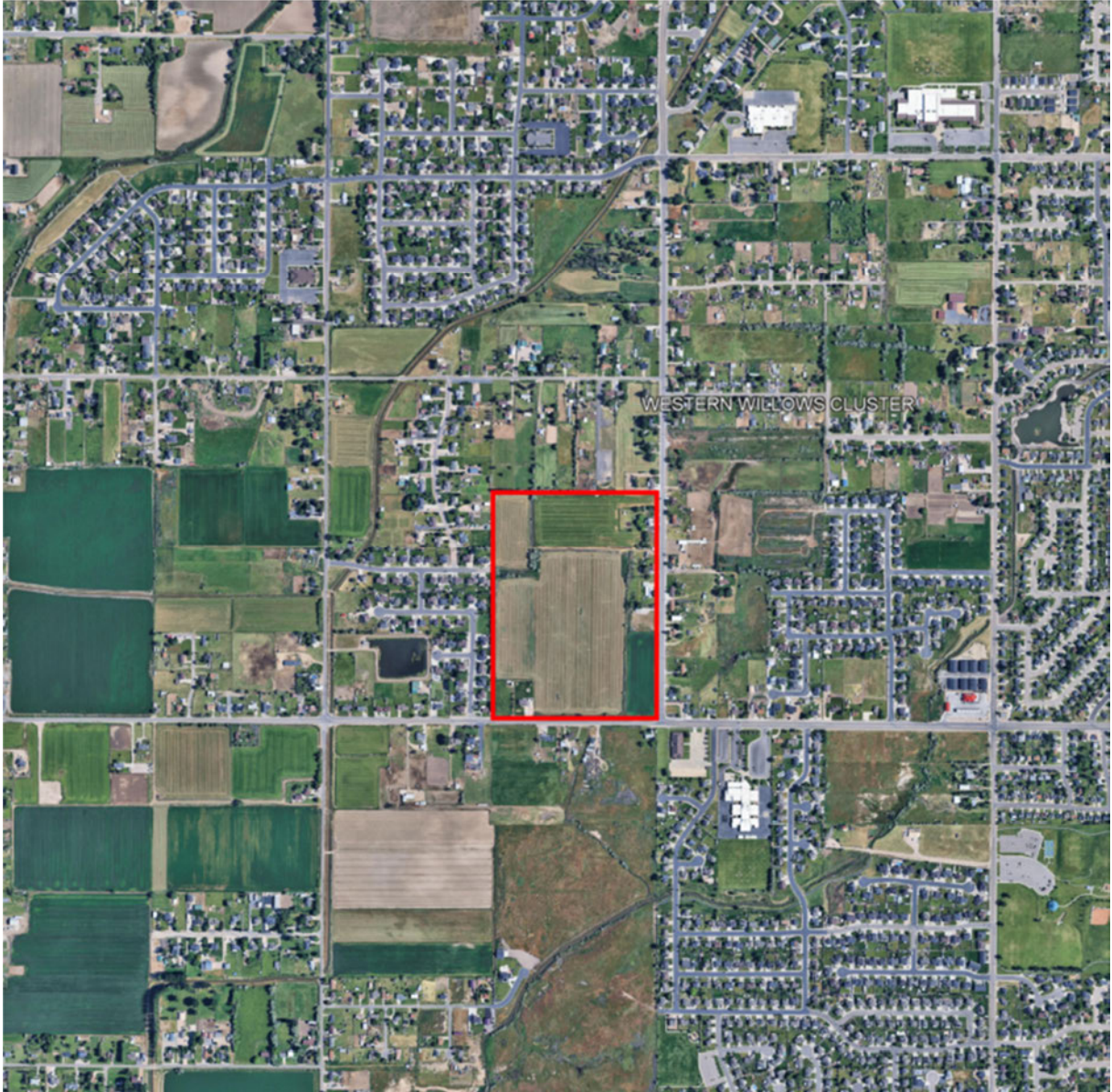


EXHIBIT D AERIAL MAP

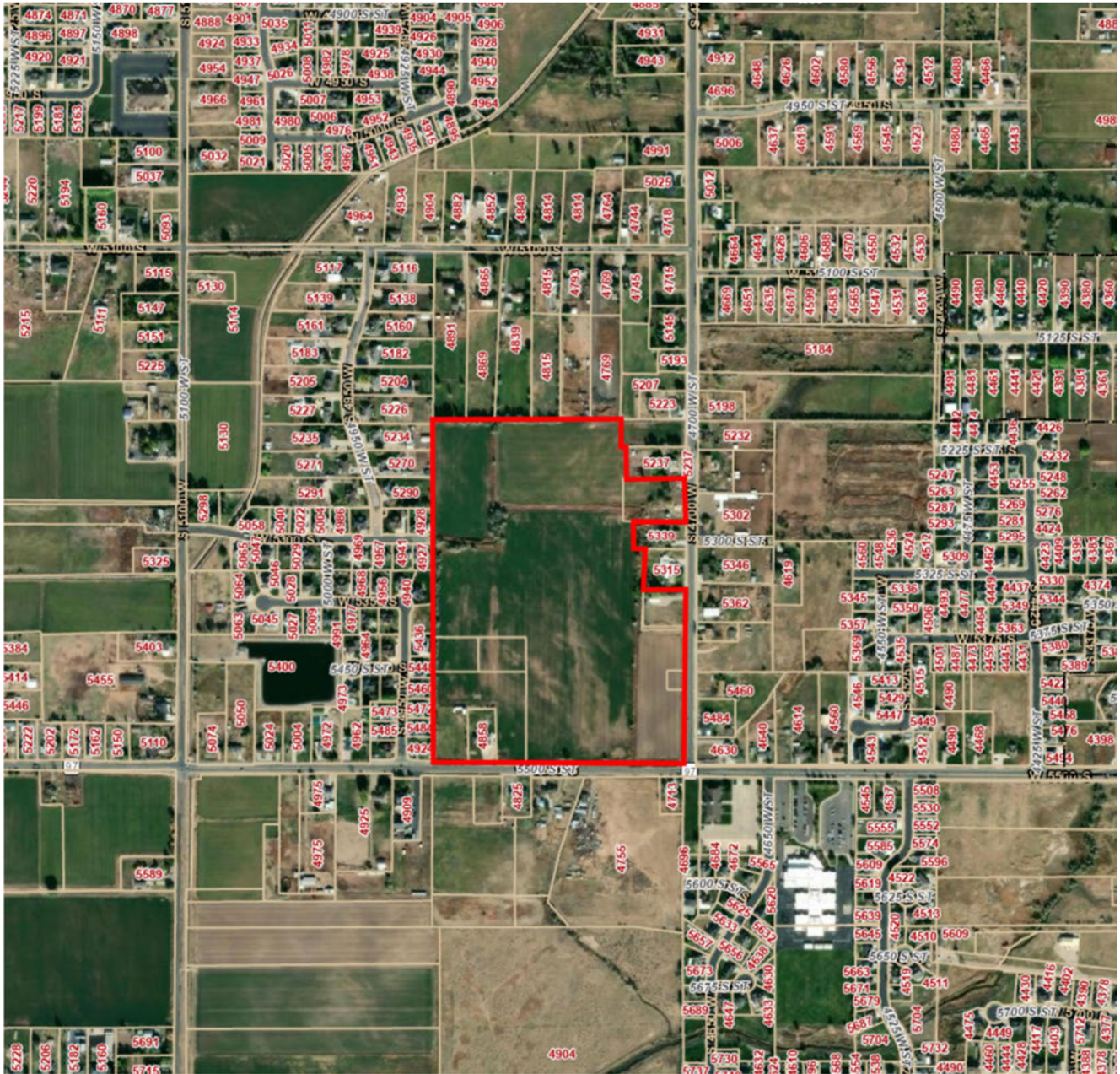


EXHIBIT E LAND USE MAP

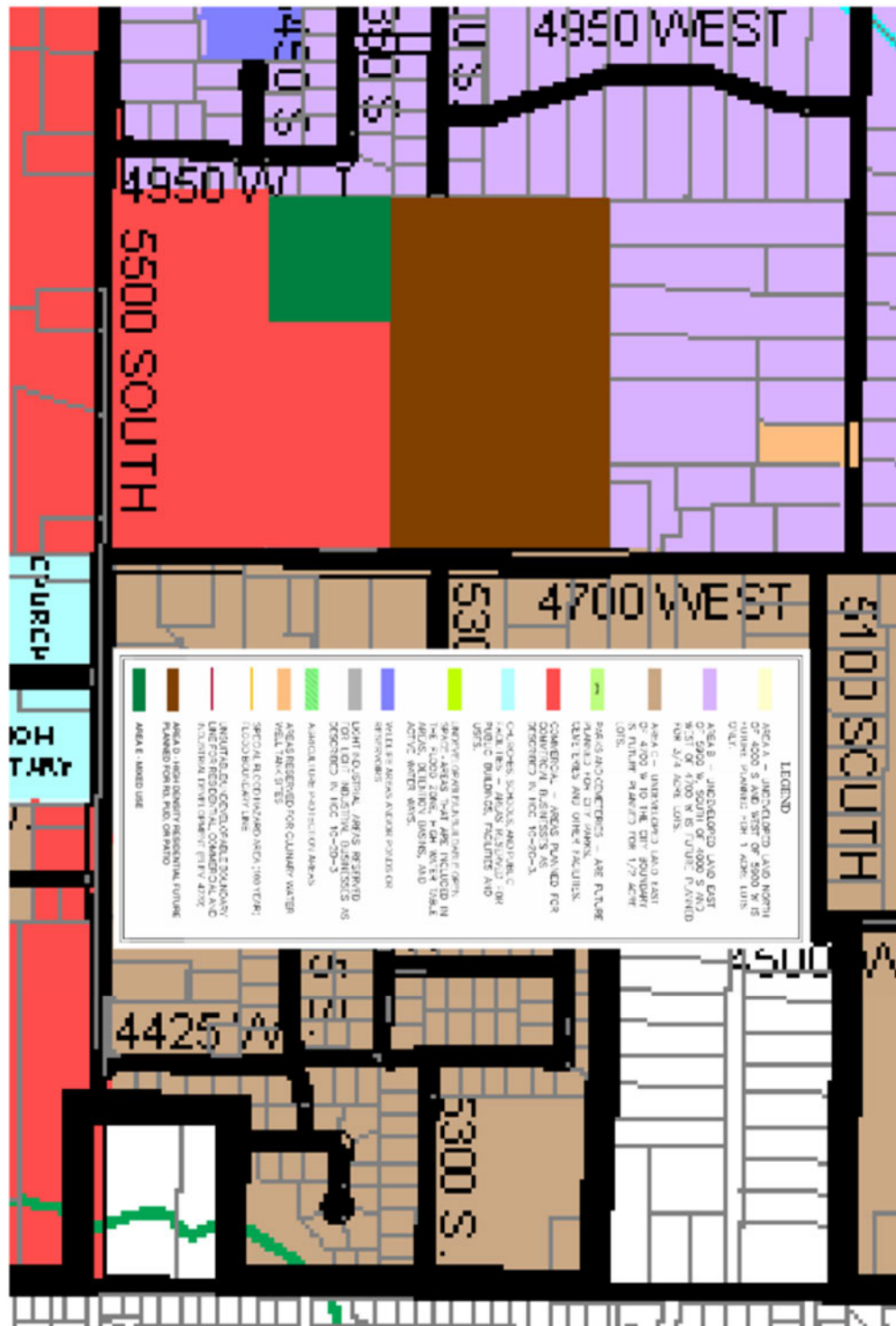
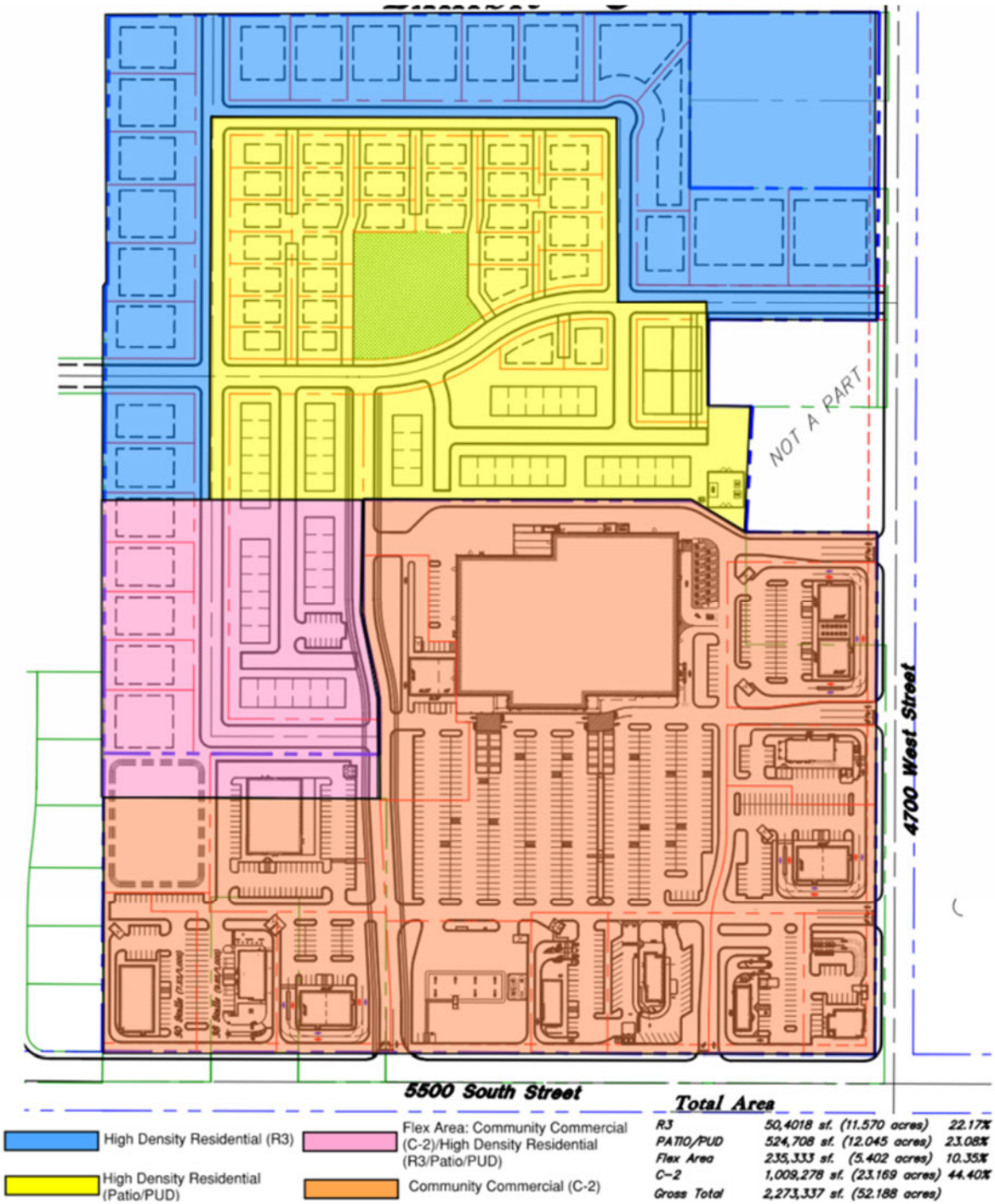


EXHIBIT F ZONING MAP



[illegible]

EXHIBIT G
DEVELOPMENT AGREEMENT
(AS PRESENTED TO THE PLANNING COMMISSION)



WHEN RECORDED RETURN TO:

Terra Strada Hooper Inc.
c/o Terra Strada Real Estate Inc.
3271 East 1875 North
Layton, Utah 84040
Attention: Stuart Adams (Hooper
SMC-141)

**MASTER DEVELOPMENT AGREEMENT
FOR THE
HOOPER CROSSING COMMERCIAL & RESIDENTIAL CENTER
(Hooper)**

THIS MASTER DEVELOPMENT AGREEMENT FOR HOOPER CROSSING
("Agreement") is entered into on this _____
_____ day of _____, 2026 ("Effective Date"), by _____
a Utah limited liability company ("**Developer**"), and Hooper City, a political subdivision of the
State of Utah ("**City**"). City and Developer are the "**Parties**" to this Agreement, and
individually each is a "**Party**."

RECITALS

A. Developer, a joint venture, owns certain property located in City, legally
described on the attached and incorporated Exhibit A ("**Property**"), and known by the following
Weber County Tax ID numbers: 090750236, 090750187, 090750259, 090750196, 090750280,
090750281, 090750282, 090750283, 090750284, 090750285, and 090750266.

B. Developer desires to create a residential and commercial development mixed use
project the Property to be known as Hooper Crossing Commercial & Residential Center
("**Project**"), consisting of commercial development adjacent 5500 South and 4700 West,
including public road and intersection improvements ; with residential housing as a transition
buffer to adjacent existing uses as generally depicted on the Project Plan ("**Master Development
Plan**") attached hereto as Exhibit D and incorporated herein.

C. The Parties acknowledge that the Property is uniquely situated to accommodate a
mixed-use development pattern consisting of commercial development and high density
residential development (R3/PATIO/PUD). The proposed development includes approximately
twenty-three (23) acres of commercial development, approximately twelve (12) acres of high
density residential (R3) lots, approximately twelve (12) acres of high-density residential (PUD)
lots, and approximately five (5) acres designated for Flex Area Commercial or Residential
development as approved by City. The Parties find that such development pattern promotes
housing diversity, provides neighborhood-serving commercial services, creates transitions
between differing residential densities, and advances the goals and objectives of the Hooper City

General Plan.

D. The Property is currently zoned as Low Density Residential (40,000 SF Min) (R1) with General Plan Future Land Use Map designations being Commercial – Areas planned for Commercial Businesses as Described in Hooper City Code 10-2C-3 along the frontage of 5500 South and a portion of the west frontage of 4700 West near 5500 South. Future Land Use to the north of the designated Commercial Area is Area B – Undeveloped Land East of 5900 South of 4000 South and West of 4700 West is Future Planned ¾ Acre Lots.

E. Developer has submitted a General Plan Amendment, Rezone Application, and this Master Development Agreement that upon approval by City shall enable developer to submit subsequent Subdivision/Site Plan applications per the process established in the Hooper City Municipal Code.

F. The Parties intend that the Master Development Plan, this Agreement, and the provisions of the City's Commercial Zoning designation in place as of City adopting future commercial zoning design guidelines will permit development of the Project in substantial accordance with this Master Development Agreement.

G. The City acknowledges that the Developer desires to facilitate the development of the Project by special financing vehicles, including but not limited to those provided for in Titles 17C and 17D of the Utah Code.

H. The Parties intend that this Agreement specify the rights and responsibilities of Developer to develop the Property as expressed in this Agreement and the Master Development Plan, and the rights and responsibilities of City to allow and regulate such development pursuant to the requirements of this Agreement, the Master Development Plan, and all other applicable laws.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals (which recitals are incorporated into this Agreement) and the covenants hereafter set forth in this Agreement, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. Interpretation. Whenever in this Agreement:

1.1. the consent or approval of any person is required, such consent or approval shall not be unreasonably withheld, conditioned or delayed, unless expressly provided to the contrary or where the City has discretion under the City's Vested Laws;

1.2. there is a reference to "days," such reference shall be deemed to be to "calendar days" unless the phrase "business days" is expressly stated;

1.3. the date on which any payment or performance is due under this Agreement is not a business day, such payment or performance shall be due on the immediately following business day; and

1.4. there appears a reference to a consent, approval, description, designation, estimate, notice, request, demand, response, statement, warning, correspondence, Agreement, schedule or other communication, such reference shall be deemed to require the same to be in writing, unless otherwise expressly stated.

1.5. Priority of documents when interpreting terms, and priority in the event of conflict, shall be as follows:

1.5.1. The Zoning Map (Exhibit C) and Master Development Plan (Exhibit D).

1.5.2. “**Design Guideline Elements**” meaning the Project-specific standards and exhibits for the Project, consisting of Exhibits E-O attached hereto, including (as applicable): Landscape Master Plan includes Plant Palette (Exhibit E), Lighting Cut Sheets (Exhibit G), Anchor Tenant Architectural Elevations (Exhibit H), Fuel Center Architectural Elevations (Exhibit I), Sign Plans (Pylon and Monument) including the Sign Location Plan (Exhibit J), Roadway Cross Sections (Exhibit K), Outbuilding/Pad Architectural Elevations (Exhibit N), Hooper Crossing Development Standards (Exhibit M), and Open Space Determination (Exhibit Q), each to be discussed in Section 4 below, and once approved, shall be binding as provided herein. Notwithstanding anything to the contrary, if there is a conflict between the generally applicable Design Guideline Elements and (i) the approved Anchor Tenant Architectural Elevations, (ii) any subsequently approved Outbuilding/Pad Architectural Elevations for a particular building, or (iii) any approved tenant-specific Sign Plan, the approval listed in Exhibits H, I, J, and N shall control for the applicable building or tenant.

1.5.3. This Agreement; and

1.5.4. Development specific zoning ordinances established as of the date of this Development Agreement as included herein that are specific to the Development only.

2. General Plan Amendment; Zoning; Vesting

2.1. General Plan Amendment. Concurrent with approval of this Agreement, the City Council shall consider and, if approved, adopt by resolution an amendment to the Hooper City General Plan, including the Future Land Use Element and Future Land Use Map, designating the applicable portions of the Property for Community Commercial and High Density Residential land uses, substantially as depicted on the Master Development Plan attached hereto as Exhibit B.

2.2. Concurrent with approval of this Agreement, the City Council shall consider and, if approved, adopt by ordinance a Zoning Map Amendment applying the Community Commercial (C-2), Residential (R3), and Planned Unit Development (PUD) zoning classifications to the applicable portions of the Property, substantially as depicted on Exhibit B and subject to the project-specific modifications established by this Agreement.

2.3. Project-Specific Development Standards: The Parties acknowledge that the

Project incorporates an integrated mixture of commercial development, perimeter residential development, planned residential development, and flexibly designated land that cannot be fully implemented under the City's otherwise generally applicable zoning standards.

Accordingly, this Agreement and its exhibits establish project-specific land-use and development standards applicable to the Property.

Where this Agreement expressly modifies or conflicts with a provision of the Hooper City Municipal Code, this Agreement shall govern. Where this Agreement is silent, the applicable provisions of the Hooper City Municipal Code in effect on the Effective Date shall apply.

The standards established by this Agreement shall not be construed as generally applicable amendments to the Hooper City Municipal Code or as precedent for property located outside the Project.

2.4. Commercial Area Uses: The Commercial Area, including any portion of the Flex Area elected for commercial development, may be developed with those permitted and conditional uses authorized within the Community Commercial (C-2) Zone under Section 10-2C-3 of the Hooper City Municipal Code in effect on the Effective Date, except for uses expressly prohibited or restricted by this Agreement.

2.5. A use identified as a conditional use under the Vested Laws shall remain subject to the applicable conditional-use review process, but shall not require amendment of this Agreement unless the proposed development constitutes a Material Change. Notwithstanding any use otherwise permitted or conditionally permitted under the Hooper City Municipal Code, the following uses shall be prohibited within the Project:

2.5.1. Commercial Uses: automobile or recreational vehicle sales or service; automobile – major repair; bar, brew-pub, night club; contractor's yard or shop; crematory; hotel or motel; heavy equipment sales or service; kennel - commercial; off-street parking facility; outdoor storage; storage facility (self-service); commercial tower or antenna structure; truck stop; recreational vehicle park; and equipment storage; business equipment rental and supply establishments; commercial vehicle and equipment rental or sales; commercial vehicle and equipment repair; general construction sales and service; outdoor recreation and entertainment; tattoo establishments; vehicle rental; and

2.5.2. Gas and Fuel Restrictions: Gasoline service stations, retail motor-fuel sales, petroleum-product sales, and similar fuel facilities shall be prohibited on all Pad Areas, outlots, parcels, and except for one Major Grocer Fuel Center.

The Major Grocer Fuel Center shown generally on the Master Development Plan as Fuel Center I is expressly authorized as a vested permitted use associated with the Major Grocer. The Major Grocer Fuel Center may include fuel dispensers, underground storage tanks, canopy structures, a kiosk, signage, and customary accessory improvements.

2.6. No additional retail fuel facility shall be permitted within the Project.
Commercial / Residential Transition Standards:

2.6.1. Purpose: The screening improvements required by this Section are intended to satisfy the commercial/residential buffering requirements of the Hooper City Municipal Code. The Commercial Area is intended to coexist compatibly with the adjoining High Density Residential Mixed-Use and Flex Area developed for residential purposes. The purpose of this Section is to minimize visual impacts, headlight glare, noise, service activity, and other operational impacts associated with commercial development while providing an attractive transition between commercial and residential land uses.

2.6.2. Required Screening: Where a Commercial Area or commercially developed Flex Area directly abuts a residential lot, tract, or residentially developed Flex Area, the Developer shall install and maintain a continuous screening barrier consisting of either:

a. a minimum six-foot (6') opaque masonry screen wall;

b. a minimum six-foot (6') opaque decorative concrete fence;

or

c. another screening system approved by the City that provides substantially equivalent visual screening and durability.

Pedestrian walkways connecting the Commercial Area and residential neighborhoods may pass through the required screening barrier, provided the opening is designed to maintain security and the overall screening objectives. The screening barrier shall be installed before occupancy of the adjacent commercial use receive certificate of occupancy.

2.6.3. Landscape Buffer: A twenty (20) foot wide landscaped buffer shall be provided adjacent to Commercial Zones within the adjacent Residential Use Area.. The landscaped buffer may include: shade trees; ornamental trees; evergreen trees; shrubs; berms; decorative landscaping; irrigation; pedestrian connections; and other landscape improvements approved by the City

2.6.4. Service Areas: Loading areas, refuse enclosures, mechanical equipment, utility equipment, generators, transformers, outdoor storage, and similar service functions shall be located or screened so they are not directly visible from adjacent residential property. Where visibility cannot reasonably be avoided, additional masonry walls, landscaping,

or other screening shall be provided.

- 2.6.5. Commercial Site Lighting: Developer shall submit a Photometric/Site Electrical Plan for commercial building lighting with a complete Site Plan Application. Developer shall provide public street lighting per City standards. Private residential streets shall follow City standards except that private street lighting shall be metered and maintained by the HOA. Commercial lighting located adjacent to residential property shall be designed so that:

a. luminaires are fully shielded with fixture heights not more than twenty-five (25) feet;

b. light trespass at the residential property line complies with the approved photometric plan; and

d. lighting is directed away from residential lots to the maximum extent reasonably practicable

- 2.6.6. Maintenance: The Commercial Developer or his assigns, or successor owner responsible for the applicable parcel shall maintain all fencing, walls, landscaping, irrigation, and screening improvements in good condition.

2.7. Purpose of Modified High Density Residential (MR3) Area: The MR3 Area is intended to provide a lower-intensity residential edge along the west and north boundaries of the Property and to provide a compatible transition between the High Density Residential (MPATIO/MPUD) Area and adjoining existing residential uses.

2.8. The Parties acknowledge that the minimum lot area and other dimensional standards applicable to the MR3 Area are substantially consistent with the City's R3 Residential Zone and are intended to be generally compatible with existing residential lots located west of the Property. Permitted Uses in MR3 Area: The MR3 Area may be developed with detached single-family dwellings and associated public or private streets, sidewalks, trails, utilities, drainage facilities, landscaping, parks, accessory structures, and other improvements customarily associated with detached residential development.

2.9. MR3 Dimensional Standards: Development within the MR3 shall comply with the following standards:

- 2.9.1. Minimum Lot Area: Each residential lot shall contain not less than thirteen thousand (13,000) square feet.

- 2.9.2. Minimum Roadway Frontage: Each residential lot shall have not less than eighty-five feet (85') of roadway frontage.

For a lot located on a cul-de-sac, curved street, or other nonrectilinear roadway alignment, roadway frontage shall be measured along the

chord of the curve measured at the associated setback, provided that the lot:

- a. contains the required minimum lot area;
- b. has sufficient width to accommodate the required setbacks and dwelling;
- c. provides safe and adequate access; and
- d. complies with applicable fire-access and utility requirements

2.9.3. Principal-Structure Setbacks: Principal structures within the MR3 Area shall comply with the following current City R3 setbacks:

- a. front property line adjoining a local street or private road: thirty-five feet (35');
- b. side property line adjoining a local street: twenty feet (20');
- c. side property line (per side): ten feet (10'); and
- d. rear property line: twenty feet (20').

2.9.4. Maximum Impervious Surface: Impervious surface shall not exceed 70 percent (70%) of the individual lot area.

2.9.5. Maximum Height Principal Structure: Maximum principal height shall not exceed thirty-five (35) feet. Principal structure heights shall be measured to a point mid-slope for pitched roofs.

2.9.6. Accessory Structures: Accessory structures shall comply with the standards applicable to accessory structures in the City's R3 Residential Zone under the Vested Laws, except as otherwise expressly modified by this Agreement.

2.9.7. Modifications to Current R3 Zone: The current R3 dimensional summary above establishes a 13,000-square-foot minimum detached lot, 100 feet of roadway frontage, 35-foot front setbacks, 10-foot interior side setbacks, 20-foot street-side and rear setbacks, and 65% maximum impervious surface.

The Agreement would therefore preserve the R3 lot area and setbacks. Increases impervious area by a more realistic and modern 5% to reduce anticipated sod areas while reducing ordinary roadway frontage from minimum 100 feet to 85 feet. Maximum Principal Structure Heights are also established for the area.

2.10. Design Philosophy and Purpose of High Density Residential (MPATIO/MPUD) Area: The MPATIO/MPUD Area Design Philosophy is intended to create a pedestrian-oriented neighborhood in which common greens, parks, landscaped courts, landscaped pedestrian ways, and other shared open spaces serve as the primary organizing elements. Residential buildings are intended to front upon these common amenities, with garages, parking areas, and vehicular access located to the side or rear common drive area whenever practical. The standards contained in this Agreement shall be interpreted to further this design philosophy.

The Purpose of the MPATIO/MPUD Area is intended to:

- a. provide a range of dwelling types, lot sizes, ownership opportunities, and price points;
- b. provide attainable homeownership opportunities;
- c. permit innovative residential arrangements, including shared-access and common-frontage configurations;
- d. concentrate higher-density residential development within the interior of the Project and nearer the Commercial Area;
- e. provide an orderly transition between the Commercial Area and the MR3 Area;
- f. support the commercial and public-infrastructure components of the Project; and
- g. permit the residential density necessary to support an integrated residential and commercial development.

2.11. Permitted MPATIO/MPUD Residential Products: The MPATIO/MPUD Area, including any portion of the Flex Area elected for residential development, may be developed with any combination of the following residential products:

- a. Cottage Lots;
- b. Clustered Cottage Lots;
- c. Patio Homes;
- d. Townhomes;
- e. detached single-family dwellings; and
- f. other substantially similar residential products approved administratively pursuant to this Agreement.

The exact number, location, configuration, and mixture of residential products shall be established through subsequent subdivision, site plan, and construction-plan approvals consistent with the Master Development Plan and the standards of this Agreement. The total number of Townhome units shall not exceed fifty (50) units. The total number of Clustered Cottage/Patio units shall not exceed fifty (50) units. The total number of 13,000 square foot lots shall not exceed twenty-five (25) units, unless a lesser number of Cottage/Patio units are proposed. Developer may not develop more than 125 units (total 5.25 units/acre).

2.12. Cottage Lots: A “Cottage Lot” means an individually platted residential lot developed with one detached single-family dwelling. Cottage Lots shall comply with the following standards:

- a. minimum lot area: 6,000 square feet;
- b. minimum lot width: 45 feet;

- c. minimum primary front setback on local road: 25 feet;
- d. minimum primary front setback adjacent to open space area: 15 feet;
- e. minimum side setback adjacent to local road: 16 feet;
- f. minimum interior side setback: 10 feet per side;
- g. minimum rear setback: 15 feet; and
- h. maximum building height: 35 feet.

A Cottage Lot may front upon a public street, private street, common green, courtyard, pedestrian walkway, or other common landscaped area approved through the applicable subdivision or site plan.

2.13. Clustered Cottage Lots: A “Clustered Cottage Development” means a coordinated grouping of not more than six (6) detached single-family dwellings located on individual lots and served by a shared driveway or common access tract. Clustered Cottage Developments shall comply with the following standards:

- a. maximum dwelling units served by one shared driveway or common access tract: six (6);
- b. minimum lot area per dwelling: 4,000 square feet;
- c. minimum lot width: 45 feet;
- d. minimum primary front setback on local road: 25 feet;
- e. minimum front setback to pedestrian open space: 15 feet;
- f. minimum separation between principal buildings: 16 feet;
- g. minimum side setback from property line adjacent to local street of the Clustered Cottage Development: 16 feet;
- h. minimum setback from interior boundary of the Clustered Cottage Development: eight (8) feet; and
- i. maximum building height: 35 feet.

Individual Clustered Cottage Lots shall not be required to have direct frontage upon or individual driveway access to a public street. Dwellings may be oriented toward a common green, landscaped courtyard, pedestrian walkway, shared driveway, private street, or other common area. The shared driveway or common access tract may contain vehicular-access, emergency-access, utility, drainage, pedestrian-access, and reciprocal-use easements. Shared access facilities, landscaping, drainage facilities, snow removal, and other common improvements shall be maintained by a homeowners’ association or another entity approved by the City.

2.14. Patio Homes: A “Patio Home Development” means a residential building containing not more than four (4) attached dwelling units. Patio Home Developments shall comply with the following standards:

- a. Maximum dwelling units per building: four (4);
- b. Minimum lot area or exclusive-use residential area per dwelling unit: Not Applicable (N/A);
- c. Minimum building area per dwelling unit: N/A;
- d. Minimum building area width: N/A;
- e. Minimum front setback: 25 feet to dwelling structure, 30 feet from face of garage to sidewalk;
- f. Minimum rear setback: 15 feet; and

g. Minimum side setback: 8 feet (18 feet between structures).

2.15. Townhomes: A “Townhome Development” means a residential building containing attached dwelling units, with each dwelling unit located on an individually owned lot or ownership parcel and sharing one or more common walls with an adjoining unit. Townhome Developments shall comply with the following standards:

- a. maximum dwelling units per building: six (6);
- b. minimum lot area per dwelling unit: (N/A);
- c. minimum lot width per dwelling unit: 25 feet;
- d. minimum lot depth per dwelling unit: 45 feet;
- e. minimum separation between Townhome buildings: 10 feet;
- f. minimum front setback 20 feet;
- g. minimum side setback property line on local road: 16 feet;
- h. minimum side setback (interior): 8 feet; and
- i. maximum building height: 35 feet.

2.16. The six-unit maximum authorized by this Agreement shall govern notwithstanding any City standard that otherwise limits a Townhome building to four (4) dwelling units. Townhomes may front upon a public street, private street, landscaped common area, courtyard, pedestrian walkway, or other common area. Vehicular access may be provided from the front, side, or rear through a public street, private street, alley, shared driveway, or common access tract.

2.17. Residential Product Flexibility: The Parties acknowledge that the purpose of the MPATIO/MPUD Area is to provide housing diversity and allow the final residential product mix to respond to market conditions and detailed site design. Variations in the number, location, and mixture of authorized residential products shall not require amendment of this Agreement, provided that:

- a. the development remains in substantial conformance with the Master Development Plan;
- b. the maximum residential unit count or maximum residential density established in Section 2.11 is not exceeded;
- c. each residential product complies with the applicable project-specific standards;
- d. the MR3 transition along the west and north Project boundaries is maintained; and
- e. the variation does not constitute a Material Change

2.18. MPATIO/MPUD Open Space Requirement: Developer shall provide minimum 20% open space as measured and more particularly described and shown on Exhibit “O” shall be provided. This Section shall not eliminate any specific landscaped area, buffer, common area, pedestrian connection, cottage green, courtyard, or other amenity expressly shown on the Master Development Plan or required by another provision of this Agreement.

2.19. Legislative Residential Development Findings: The City finds that the residential standards established by this Agreement are appropriate because:

- a. the MR3 Area substantially maintains the City’s existing R3 minimum lot area,

- principal-structure setbacks, and detached single-family residential character;
- b. the reduction in minimum MR3 roadway frontage from one hundred feet (100') to eighty-five feet (85') allows more efficient lot configuration without reducing the 13,000-square-foot minimum lot area;
- c. the **MR3** Area provides a compatible edge adjacent to existing residential development west of the Property;
- d. the **MPATIO/MPUD** Area permits Cottage Lots, Clustered Cottage Lots, Patio Homes, and Townhomes that are not fully accommodated by the City's conventional residential zoning standards;
- e. the **MPATIO/MPUD** Area concentrates higher-density residential development away from adjoining existing residential properties;
- f. the Flex Area permits the Project to respond to changing commercial market conditions while preserving the overall mixed-use character and infrastructure framework of the Project; and
- g. the commercial component, public infrastructure, residential transition, housing diversity, and other Project benefits support the requested density and project-specific residential standards.

2.20. Future Laws Applicable to the Project: The Parties acknowledge that the purpose of this Agreement is to vest the Project's approved land uses, development pattern, residential product types, densities, and project-specific development standards, while preserving the City's continuing authority to adopt and enforce laws reasonably necessary to protect the public health, safety, and welfare. Accordingly, notwithstanding the vesting provisions of this Agreement, the following Future Laws shall apply to the Project.

2.20.1. Future Laws Accepted by Developer: As an exception to the vesting principles above, the following future laws ("**Future Laws**") and ordinances adopted by City after the Effective Date shall apply to the Project:

2.20.2. Future Laws Accepted by Developer: Future Laws that Developer agrees in writing apply to the Project;

2.20.3. Construction and Public Safety Codes: Future Laws adopting or amending generally accepted construction, engineering, fire protection, accessibility, public works, transportation, utility, stormwater management, drainage, floodplain management, erosion control, building, plumbing, mechanical, electrical, energy conservation, dangerous building, or similar technical and safety-related standards shall apply to the Project, provided such laws are generally applicable throughout the City and are adopted to protect the public health, safety, or welfare.

2.20.4. Generally Applicable Design Standards: Future ordinances establishing generally applicable City-wide standards governing landscaping, irrigation, fencing, buffering, site lighting, photometric performance, parking lot design, screening, architectural review procedures, streetscape improvements, signage administration, tree preservation, or similar site-development standards may be applied to portions of the Project that have not received **final subdivision and/or site plan approval**, provided such standards:

- (a) are generally applicable throughout the City;
- (b) do not materially reduce the development density, residential product types, commercial uses, building footprints, or other vested land-use rights established by this Agreement;
- (c) do not require material redesign of previously approved improvements; and
- (d) can be reasonably incorporated into future phases of the Project.

2.20.5. Administrative Procedures: Future changes regarding: 1) application procedures, 2) digital submittals, 3) engineering review, 4) inspection procedures, 5) construction sequencing, 6) bonding, 7) recording, and 8) permit processing not more particularly contemplated and agreed to should apply and are not considered vested rights.

2.20.6. State and Federal Compliance: Future Laws that are both generally applicable to all properties in the City's jurisdiction and that are required in order to comply with state and federal laws and regulations affecting the Project;

2.20.7. Future Laws regarding lawful taxes, or modifications thereto, provided that nothing in this Agreement shall be construed as waiving or limiting in any way Developer's right to challenge taxes imposed by City, which right is hereby reserved

2.20.8. Future Laws regarding changes to the amounts of fees for the processing of applications that are generally applicable to all development within City and that are adopted in accordance with state and local law.

Nothing contained in this Section shall be interpreted to authorize the application of any Future Law that would prohibit, materially reduce, or materially impair the land uses, residential product types, commercial development, density, development intensity, or project-specific standards expressly vested by this Agreement.

2.21. Developer may elect to sell one or more portions of the Project to a subdeveloper ("Subdeveloper"). Any portion of the Property (each a "Parcel") sold by Developer to a Subdeveloper shall include the transfer of the right and obligation to develop such Parcel in accordance with this Agreement and the Master Development Plan. At the recordation of a Final Plat or other document of conveyance for any Parcel sold to a Subdeveloper, Developer shall provide City with a report showing the Parcel ownership, and the projected or potential uses

3. Development of the Project.

3.1. Developer may develop the Project in phases, and Developer reserves all discretion to determine when to develop a particular portion or phase of the Property, based upon Developer's business judgment. Notwithstanding the foregoing, Developer is subject to the

requirement to proceed with reasonable diligence. If it appears the Developer will not proceed with development for an extended period of time, the Parties shall meet to confer in good faith as to how best to amend this Agreement in a manner that fulfills the intent of the Parties.

3.2. The Master Development Plan comprises the Anchor Area and the Pad Area. The “**Anchor Area**” includes the buildings labeled *Grocery Anchor*, on the Master Development Plan, with their surrounding features. The “**Pad Area**” includes the **TBD** buildings labeled *Pads A, B, C, D, E, F, G, H, Fuel Center I, J, K, L, M, N . . . and TBD*, with their surrounding features. The Pad Areas are intended for commercial tenants such as fast-food restaurants, fuel centers, banks, and automotive service centers, and other commercial uses (each, a “**Pad User**”). Developer has sole discretion to select and enter into agreements with Pad Users, provided the proposed use is permitted or conditionally permitted use under applicable City ordinances and this Agreement

3.3. The Project shall be constructed in substantial conformance with the Design Guidelines Elements, attached hereto as Exhibits E through O, which are expressly approved by City.

3.4. Following City Council approval of this Agreement, and the associated zoning, Master Development Plan, and Design Guideline Elements included therewith all subsequent Project approvals (including pad site plans, building permits, and similar approvals) shall be processed as administrative reviews. Such reviews shall be limited to confirming compliance with the Master Development Plan (as modified with respect to the Pad Area), the applicable Design Guideline Elements, and applicable City codes, and shall not require discretionary land use hearings except to the extent a Material Change is proposed. No additional architectural design review, beyond staff confirmation of substantial conformance, shall be required for anchor tenants at Site Plan approval and the issuance of Building Permits.

3.4.1. City shall complete its administrative review of complete Site Plan and Building Permit Plan submittals for the Project within the following timeframes: (i) the first submittal shall be reviewed within four (4) weeks after City’s receipt; (ii) the second submittal shall be reviewed within three (3) weeks after City’s receipt of a resubmittal addressing City comments; and (iii) the third submittal shall be reviewed within two (2) weeks after City’s receipt of a second resubmittal addressing City comments. City may complete its review in less time. If any portion of City’s review is delegated to an approved third-party reviewer, such third-party reviewer shall be required to comply with the same review timeframes set forth herein.

3.4.2. Only a “**Material Change**” to the Anchor Area will require amendment of this Agreement or the Master Development Plan. A Material Change in the Anchor Area includes:

(i) a change that substantially increases parking requirements; (ii) a change in pedestrian or traffic patterns that initiate safety concerns; (iii) a change that is directly contrary to the terms of this Agreement or applicable City ordinances; (iv) a change that materially deviates from the approved Anchor Tenant Architectural Elevations, Fuel Center Architectural Elevations, Sign Plans, Site Lighting, Landscape Treatments, Streetscape Landscaping and Style, Site Furnishings, or Outdoor Storage Plan Design Guideline Elements applicable to the Anchor

Area; (v) changes to anchor tenant façade materials or colors; (vi) changes to approved sign types, heights, or locations; (vii) changes to lighting pole heights/fixture types; (viii) changes to the Outdoor Storage Plan; and (ix) changes to increase the number of Pad Area units.

3.4.3. Any non-Material Changes to the Anchor Area may be requested by Developer and shall be reviewed and approved by City planning staff upon a staff finding that such change is not a Material Change.

3.4.4. The Anchor Tenant Architectural Elevations and the Sign Plans Design Guideline Elements are approved as final for the Anchor Area. Any deviation visible from public right-of-way shall constitute a Material Change unless approved by the City as a minor modification consistent with the approved Design Guideline Elements.

3.4.5. The anchor tenant buildings, including the occupant of the unit labeled “Major Grocer,” and the “Major Grocer Fuel Center” shall be constructed in substantial conformance with the applicable Design Guideline Elements, specifically the Anchor Tenant Architectural Elevations attached hereto as Exhibit H and the Fuel Center Architectural Elevations attached hereto as Exhibit I.

3.4.6. Any outdoor sales and display area authorized herein shall be located, configured, and operated in substantial conformance with the **Outdoor Sales Display Plan attached hereto as Exhibit F (the “Outdoor Sales Display Plan”)** as approved by this Agreement. City may enforce the Outdoor Sales Display and Plan through administrative review and code enforcement, and any Material Change to the footprint of such outdoor storage or display areas.

3.5. The Parties acknowledge that the Pad Areas are expected to undergo significant and frequent changes, based upon pad tenant needs and commercial market factors. Accordingly, except as otherwise indicated in this Agreement, no changes to Pad Areas will require amendment of this Agreement or the Master Development Plan.

3.5.1. Development of all uses within the Pad Area will require submission to City of a Site Plan application for that Pad. Site plan applications for properties within the Pad Area will be reviewed and approved administratively by City Staff.

3.5.2. Architectural styles, façade composition, roof forms, and site design for Pad Area development shall **generally** comply with the Design Guideline Elements including but not limited to the Streetscape Landscaping and Style attached hereto as Exhibit E, Landscape Treatments attached hereto as Exhibit E, and any Pad Area architectural guidance exhibits approved hereunder. Pad Area developments may utilize tenant-specific prototype designs, provided they are generally consistent with the intent of the approved Design Guideline Elements and meet the applicable City code requirements **and meet or exceed the approved standard in this agreement**. Site design for Pad Area development shall also **generally** comply with the Landscape Screening for the Drive Thru Exhibit attached hereto as Exhibit E.

3.6. Developer is obligated to Develop the Project in substantial accordance

with the City's *Article F Planned Unit Development and Article C Commercial*. The applicable Design Standards are attached hereto as Exhibit M. Developer is expressly authorized to deviate from the Design Standards as follows:

3.6.1. Primary entrances to commercial uses in the Pad Areas shall not be required to face a public street, but may be oriented toward internal traffic and pedestrian zones, in order to meet the needs of the occupant of the Pad Area.

3.6.2. Commercial uses on Pad Areas shall be permitted to have parking near the Primary Entrance of that building.

3.6.3. Commercial uses on Pad Areas shall be permitted to have parking on the Pad Area between the building and the public street.

3.6.4. Architectural styles, entrances, elevations, articulations, and roof designs in the Pad Areas shall comply with those shown on the renderings provided in the Design Guideline Elements.

3.7. Developer is obligated to Develop the Project in substantial accordance with the City approved Master Sign Plan. (“**Sign Standards**”). The Project’s Sign Plans and Sign Location Plan are attached hereto as Exhibit J.

3.8. Public Infrastructure

3.8.1. Developer shall construct the road and shall also include the appropriate utilities such as water, sewer and storm drain per the City’s Master Plans. The road shall include right turn deceleration lanes into each drive approach. The road improvements shall include all as shown on Exhibit B.

3.8.2. Access to the Property shall be substantially similar to the Development Plan and shall be permitted by the Utah Department of Transportation final Condition Access Permit.

4. Project Phasing and Development Sequencing:

4.1.1. General: The Project is intended to be constructed in multiple phases. The timing and sequence of development may vary in response to market conditions, financing, tenant demand, infrastructure availability, and other factors affecting the orderly development of the Project. Except as expressly provided in this Agreement, neither the Commercial Area nor the residential development areas shall be required to develop in any predetermined sequence.

4.1.2. Commercial Development Commitment: The Parties acknowledge that the Community Commercial Area is an essential component of the Project and that the timing of commercial construction is expected to be influenced by regional transportation improvements, including completion of the West Weber Corridor, tenant demand, financing, and prevailing market conditions. Developer agrees to

continue commercially reasonable efforts to market, lease, and develop the Commercial Area throughout the build-out of the Project.

- 4.1.3. Developer shall construct the backbone public infrastructure necessary to serve the Commercial Area at an expedited or delayed phasing plan. Residential public and private improvements requirements shall be installed in such a manner that the Commercial Area remains development-ready as market conditions warrant.
- 4.1.4. Periodic Phasing Review: Prior to recording of any final subdivision plat or issuance of building permits that would result in more than **seventy percent (70%)** of the total approved residential dwelling units within the Project receiving building permits, if substantial vertical commercial construction has not commenced, the Developer and City shall meet in good faith to review:
 - a. commercial marketing efforts;
 - b. tenant activity;
 - c. regional market conditions;
 - d. completion status of the West Weber Corridor and related transportation improvements;
 - e. availability of financing;
 - f. commercial infrastructure readiness; and
 - g. the anticipated schedule for commercial development.

Following such review, the City may continue processing subsequent residential applications upon determining that:

- a. the Developer has continued to make commercially reasonable efforts to develop the Commercial Area;
- b. delays are primarily attributable to market conditions or transportation timing rather than a lack of diligence by the Developer; and
- c. the Commercial Area remains available for commercial development consistent with this Agreement.

- 4.1.5. Preservation of Commercial Area: Except for portions designated as the Flex Mixed-Use Area, the Community Commercial Area shall remain reserved for commercial development throughout the term of this Agreement and shall not be converted to residential use without approval of an amendment to this Agreement.

5. Infrastructure Financing Reimbursement:

5.1. Developer Responsible for Project Improvements. Except as expressly provided in this Section 5 or in a separate written reimbursement or public-financing agreement approved by the City Council or other legally authorized public body, Developer shall, at Developer's sole cost and expense, design, permit, construct, install, bond, warrant, and dedicate all roads, utilities, drainage facilities, landscaping, transportation improvements, and other public and private improvements reasonably required to serve the Project and attributable to the impacts of the Project ("Project Improvements"), subject to applicable law.

5.2. Exactions and Proportionality. Nothing in this Agreement authorizes the City to impose an unlawful development exaction. Any Project Improvement required by the City shall comply

with applicable Utah law governing development exactions, including applicable requirements concerning essential nexus and rough proportionality.

5.3. System Improvements and Oversizing: Where the City requests that Developer construct an eligible public improvement at a size or capacity greater than that reasonably attributable to the Project, the parties shall determine, before construction of the applicable improvement, the incremental costs reasonably attributable to the additional City-requested capacity. One such “system improvement”, is the City maintained regional sanitary sewer lift station, as depicted in Exhibit D (“Master Development Plan”). Accordingly, for purposes of this Agreement and the allocation of infrastructure costs between the Parties, the Regional Life Station shall be considered a system improvement rather than a Project Improvement and shall be eligible for City or Agency funding, reimbursement, participation, or other lawful City or Agency contribution as provided in this Section 5. Nothing in this Section shall cause the individual sewer laterals, internal collection lines, service connections, or other sewer improvements designed principally to serve the Project to be considered system improvements. Such Project-specific facilities shall remain the responsibility of Developer except as otherwise expressly agreed in writing by the City.

5.4. City Participation in Regional Lift Station Costs. Because the Regional Lift Station is intended to provide regional sanitary sewer capacity and will be owned, operated, and maintained by the City following completion, dedication, and final acceptance, the Regional Life Station shall be eligible for financial participation by the City. The City’s contribution toward the Regional Lift Station may include all or a portion of the reasonable and documented costs, including, but not limited to: (i) engineering, design, surveying, permitting, materials, and inspection costs, (ii) construction labor and materials, and (iii) other costs necessary to place the Regional Lift Station into service

The Parties acknowledge that one or more public-financing mechanisms may be appropriate to fund or reimburse the City Contribution and other eligible system improvements that provide regional or community-wide public benefits. To the extent permitted by applicable law, the City may provide or satisfy all or any portion of the City Contribution or other approved reimbursement obligation through financing mechanisms authorized under Title 17C or Title 17D of the Utah Code, including, without limitation:

- a. Project area funds, tax increment, or other agency funds lawfully available through a community reinvestment agency, community reinvestment project area, or other financing mechanisms authorized under **Title 17C, Limited Purpose Local Government Entities – Community Reinvestment Agency Act**;
- b. Proceeds of bonds or other financing issued by a public infrastructure district created or operating pursuant to **Title 17D, Chapter 4, Public Infrastructure District Act**
- c. Property tax revenues, fees, assessments, or other revenues lawfully generated by a public infrastructure district and legally available for the applicable public infrastructure;
- d. Impact fee reimbursements to the extent authorized by the Utah Impact Fees Act;
- e. Grants, interlocal agreement revenues, special assessments, or other restricted

infrastructure revenues legally available to the City; or

f. Any combination of the foregoing.

The Parties shall cooperate in good faith in evaluating, documenting, establishing, and implementing one or more such financing mechanisms that were determined by the City to be lawful, financially feasible, and in the public interest.

Developer shall provide such petitions, property-owner consents, financial information, cost estimates, engineering information, and other documentation reasonably required to establish or implement an approved financing mechanism.

5.5. Separate Financing Documents; Conditions to City Contribution. Unless expressly stated otherwise in this Agreement, the specific amount, timing, source, and conditions of any City Contribution shall be established by one or more separate reimbursement, participation, interlocal, public infrastructure district, or other financing agreement approved by the City Council or other legally authorized public body. Such documents may establish, among other things:

- a. The maximum amount of the City Contribution;
- b. Eligible and ineligible costs;
- c. Reimbursement request procedures;
- d. Timing and priority of reimbursement;
- e. Ownership, dedication, and acceptance requirements; and
- f. Remedies applicable to the particular financing arrangement.

No expenditure incurred by the Developer shall be eligible for reimbursement solely because it is described as a potentially eligible cost under this Agreement. Developer shall comply with the documentation, approval, and procurement conditions applicable to the particular source of public funds.

5.6. No General Fund or General Obligation Commitment. Except to the extent expressly and separately authorized by the City Council in accordance with applicable law, nothing in this Agreement shall constitute a pledge of the City's full faith and credit, a pledge or commitment of unrestricted City general fund revenues, an obligation of the City to issue bonds, or an obligation to expend funds that are not legally available for the applicable purpose.

The Parties intend that, to the maximum extent reasonably practicable, the City Contribution be funded from revenues associated with or generated by the Project, a project area, a public infrastructure district, applicable impact fees reimbursements, grants, or other legally available infrastructure financing sources.

6. Third Party Inspections.

6.1.1. Developer shall have the option, at Developer's discretion and as approved by the Hooper City Public Works Director, to retain a qualified third-party to perform inspections of Public Improvements, including final inspections.

6.1.2. City may provide reasonable input regarding the acceptability and qualifications of any third-party inspector retained by Developer; provided, however, City shall not be entitled to disqualify an inspector chosen by Developer without good cause.

7. Residential Ownership and Occupancy:

7.1.1. Purpose: The Parties acknowledge that one of the principal objectives of the Hooper Crossing Residential Phase is to provide attainable homeownership opportunities and to promote stable, owner-occupied neighborhoods that contribute to the long-term character and vitality of Hooper City. The Parties further acknowledge that the residential product types authorized by this Agreement are intended primarily for owner occupancy rather than transient or investment-oriented occupancy.

7.1.2. Required Residential Covenants: Prior to the recordation of the first final subdivision plat creating residential lots within the HCPR Area, the Developer shall record Covenants, Conditions, and Restrictions ("CC&Rs") applicable to the residential portions of the Project. The CC&Rs shall include provisions substantially consistent with the objectives of this Section and shall be reasonably designed to:

- a. promote owner occupancy of residential dwellings;
- b. discourage speculative or institutional ownership of multiple dwelling units for long-term investment purposes;
- c. preserve neighborhood stability and long-term residency;
- d. prohibit transient lodging and short-term vacation rentals;
- e. provide reasonable enforcement mechanisms through the Homeowners' Association; and
- f. owner occupation of the residential properties as outlined in Section 7.2.

7.2. Ownership of Dwellings: Developer and City agree that the Community is intended to contribute attainable homeownership for the benefit of the citizens of Hooper City. Accordingly, Developer shall add a restriction to the Covenants, Conditions, and Restrictions governing the Project that:

7.2.1. No fewer than 60% of the units in the Project shall be occupied by the record owner of the Project. No more than 40% of the units in the Project shall be rented, except in exceptional temporary circumstances such as military deployment or religious service;

7.2.2. No units in the Project, including accessory dwelling units ("ADUs") shall be available for rental for a period of less than 30 consecutive days;

7.2.3. All units in the Project containing an ADU shall be occupied by the record owner of the unit in at least one of the dwelling units;

7.2.4. The Homeowners' Association shall keep a record of ownership, occupancy, and rental status of all units within the Community, and shall have authority to levy fines as assessments for violation of these

restrictions.

- 7.3. Institutional Ownership. The CC&Rs may prohibit any person, entity, partnership, corporation, limited liability company, real estate investment trust, or other common ownership group from owning more than two (2) dwelling units within the HCPR Area, except as may be reasonably necessary during the initial marketing and sale of the Project by the Developer.
- 7.3.1. Leasing Restrictions: The CC&Rs shall prohibit the rental or lease of any dwelling unit for a period of less than thirty (30) consecutive days. The CC&Rs may establish longer minimum lease terms as determined appropriate by the Developer or the Homeowners' Association. Transient lodging, hotel use, vacation rentals, and similar short-term occupancy arrangements shall be prohibited.
- 7.3.2. Owner Occupancy: The CC&Rs shall include reasonable provisions intended to encourage owner occupancy and discourage the conversion of the Project into a predominantly rental community. Such provisions may include leasing limitations, waiting periods before leasing, hardship exceptions, limits on investor ownership, or other reasonable restrictions consistent with applicable law.
- 7.3.3. Hardship Exceptions: The CC&Rs may authorize temporary leasing because of circumstances including, but not limited to:
- a. military deployment;
 - b. employment relocation;
 - c. educational assignment;
 - d. medical necessity;
 - e. religious service;
 - f. estate administration;
 - g. temporary financial hardship; or
 - h. other comparable circumstances approved pursuant to the CC&Rs.
- 7.3.4. Home Owner's Association Enforcement: The Homeowners' Association shall be responsible for administration and enforcement of the ownership, occupancy, and leasing provisions contained within the CC&Rs. Nothing in this Agreement shall require the City to monitor owner occupancy, review lease agreements, determine compliance with the CC&Rs, or undertake enforcement of private covenant restrictions.
- 7.3.5. Amendment of Residential Covenants: The ownership, occupancy, and leasing provisions required by this Section shall not be amended in a manner that materially defeats the purposes of this Section without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

8. Default.

8.1. If Developer, a Subdeveloper, or City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide notice to the other Party. If City believes that the Default has been committed by a Subdeveloper, then that City shall also provide a courtesy copy of the notice to Developer.

8.2. The notice of Default shall:

8.2.1. Specify the claimed event of Default;

8.2.2. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

8.2.3. Identify why the Default is claimed to be material;

8.2.4. Propose a method and time for curing the Default which shall be of no less than sixty (60) days duration provided however, that if the Default involves a clear and immediate threat to public health, safety or environment such as active stormwater failures, traffic safety hazards, or broken utility lines the City may demand an immediate cure within twenty-four (24) to forty-eight(48) hour, failing which the City may enter the property, correct the issue using escrow funds.

8.3. If the Parties are not able to resolve the Default, then the Parties have all rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

8.4. The Party prevailing in any action arising from an uncured default shall be awarded its reasonable legal expenses, including its reasonable attorney fees.

8.5. The Party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

8.6. If any Default cannot be reasonably cured within sixty (60) days, then such cure

period may be extended at the discretion of the Party asserting Default so long as the defaulting Party is pursuing a cure with reasonable diligence.

8.7. A default of any obligations assumed by an assignee or Subdeveloper shall not be deemed a default of Developer.

8.8. All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing either by certified mail, hand delivery, overnight courier service, or email to the following addresses:

To Developer:

Terra Hooper Crossing, LLC c/o Terra
Strada
P.O. Box 377
Kaysville, UT 84037
Attn: J. Stuart Adams

With a copy to:

Anchor Grocer
c/o
Attn: Law Department,

With a copy to:

Other Party
c/o

To City:

Hooper City
Attn: City Recorder

8.9. In the event this agreement is terminated for any reason, any and all vesting rights granted to developer under this agreement shall immediately become null and void and the zoning designation of the Property shall automatically revert to zoning designation before the execution of this agreement.

9. Assignability.

9.1. The rights and responsibilities of Developer hereunder may be assigned in whole or in part, by Developer. Developer shall give the City notice of any assignment within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party. Developer's assignment of all or any part of the Developer's rights and responsibilities hereunder to any entity not "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), shall be subject to the City's approval, which shall not be unreasonably withheld, conditioned or delayed.

9.2. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such partial assignment, Developer shall be released from any future obligations as to those obligations that are assigned.

9.3. Any assignee of all or any part of Developer's rights and responsibilities under this Agreement shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

10. General Provisions.

10.1. The initial term of this Agreement shall be 20 years beginning on the Effective Date.

10.2. This Agreement has been reviewed and revised by legal counsel for the Developer and City, and no presumption or rule that ambiguities shall be against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

10.3. Each Party hereto agrees to cooperate in good faith with the other, and to execute and deliver such further documents and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each Party as allowed by law.

10.4. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development Agreements and a rezone of the Property. If a referendum or challenge relates to the approval of this Agreement or the adoption of the New Zone, and the referendum or challenge is submitted to a vote of the people pursuant to Utah Code § 20A-7-601, then Developer may deliver a Notice of rescission to the City to terminate that portion of this Agreement applicable to the City. Upon Developer's delivery of a Notice of rescission pursuant to this Section, this Agreement shall automatically terminate with respect to that City only, whereupon the Parties shall have no further rights or obligations hereunder. In the event Developer elects to terminate this agreement under this Section, any and all vesting rights granted under Section 2 shall immediately become null and void and the zoning designation of the Property shall automatically revert to zoning

designation before the execution of this agreement.

10.5. The Parties acknowledge that zoning is a legislative act subject to the constitutional right of referendum. If a referendum successfully overturns the zoning or approval of this agreement, the City shall be held completely harmless and shall bear no financial liability, damages, or legal costs to the Developer as a result of such citizen action.

The Parties intend that the administration, but not the approval, of this Agreement and any amendments, shall be processed through administrative land use applications to be decided by the land use authority, as those terms are defined in Utah law.

10.6. The rights of City under this Agreement shall not be assigned, but City is authorized to enter into any contract with a third party to perform obligations of City to operate and maintain any infrastructure improvement so long as such Party adequately and reasonably maintains and operates such facility or improvement.

10.7. This Agreement shall be recorded in its entirety, at Developer's expense, in the Official Records of Weber County, Utah. This Agreement shall run with the land.

10.8. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

10.9. This Agreement is made and entered into for the sole protection and benefit of the Parties and their assigns. No other person shall have any right of action based upon any provision of this Agreement whether as third-party beneficiary or otherwise.

10.10. This Agreement may be executed in multiple counterparts, each of which is deemed to be an original.

10.11. If City elects to consider terminating this Agreement due to any uncured Default by Developer, then City shall give to the Developer written notice of City's intent to terminate this Agreement and the matter shall be scheduled for consideration and review by City's legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If City's legislative body determines that a Default has occurred and is continuing, and elects to terminate this Agreement, City shall send written notice of termination of this Agreement to Developer by certified mail and this Agreement shall thereby be terminated. City may thereafter pursue any and all remedies at law or equity.

Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL HOOPER CITY BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

10.12. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by City or Developer for the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

10.13. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void. If any provision of this Agreement shall be held to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction or as a

result of any legislative action, such holding or action shall be strictly construed.

10.14. Developer shall not be liable for any delay or failure in the keeping or performance of its obligations under this Agreement during the time and to the extent that any such failure is due to causes beyond the control and without the fault or negligence of the Party affected, including but not limited to, acts of God, acts of the United States Government or the State of Utah, fires, floods, strikes, unanticipated materials shortages exceeding six months, embargoes, wars, terrorist acts or unusually adverse weather conditions. Upon the occurrence of any such cause, Developer shall notify City and shall promptly resume the keeping and performance of the affected obligations after such cause has come to an end.

10.15. Developer shall be the sole owner of all names, titles, plans, drawings, specifications, ideas, programs, designs and work products of every nature developed, formulated or prepared by or at the request of Developer in connection with the Project.

10.16. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the Parties.

10.17. In the event either Party hereto fails to perform any of its obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the party not prevailing in such dispute shall pay any and all reasonable and actual costs and expenses incurred by the other party in enforcing or establishing its rights hereunder, including, without limitation, court costs and attorneys' fees.

[Signature Page Follows]

THE PARTIES have executed this Agreement below, to be effective as of the Effective Date.

DEVELOPER:

TERRA HOOPER CROSSING, LLC,
a Utah limited liability company

By: _____

Name: _____

Title: _____

The forgoing instrument was acknowledged before me this _____ day of _____, 2026,
by _____, the _____ of
Terra Hooper Crossing, LLC.

NOTARY PUBLIC

My Commission Expires:	(Seal)	Residing at:
_____		_____

CITY:

HOOPER CITY,
a political subdivision of the State of Utah

By: _____

Name: _____

Its: _____

Approved as to form and legality:

Attest:

City Attorney

City Recorder

By: _____

By: _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026,
_____, the _____ of Hooper city.

NOTARY PUBLIC

My Commission Expires:

(Seal)

Residing at:

EXHIBIT ‘A’

(PROPERTY)

EXHIBIT 'B'
(General Plan Amendment)

EXHIBIT 'C'
(Rezone Map)

EXHIBIT 'D'
(Master Development Plan)

EXHIBIT 'E'
(Landscape Master Plan)

EXHIBIT 'F'
(Outdoor Storage Plan)

EXHIBIT 'G'
(Lighting Cut Sheets)

EXHIBIT 'H'
(Anchor Tenant Architectural Elevations)

EXHIBIT 'I'
(Anchor Tenant Fuel Center Architectural Elevations)

EXHIBIT ‘J’

(Sign Plans)

EXHIBIT 'K'

(Roadway Cross Sections)

EXHIBIT 'L'

(Utility Infrastructure)

EXHIBIT 'M'

(Hooper Crossing Development Standards)

EXHIBIT 'N'

(Outbuilding/Pad Prototypical Architectural Elevations)

EXHIBIT 'O'

(Open Space Exhibit)

EXHIBIT 'A'

(PROPERTY)

EXHIBIT 'B'
(General Plan Amendment)

Exhibit "B"

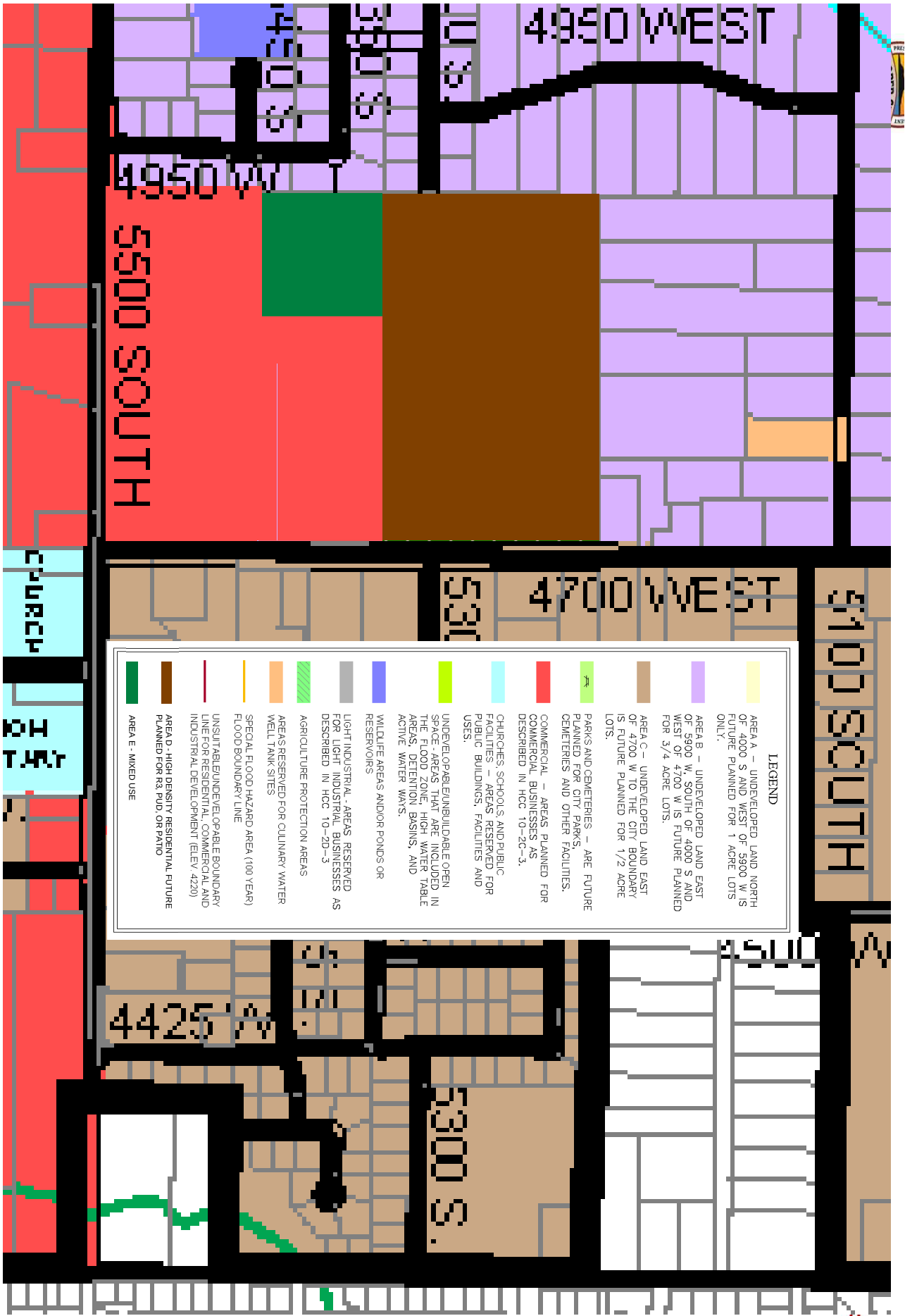
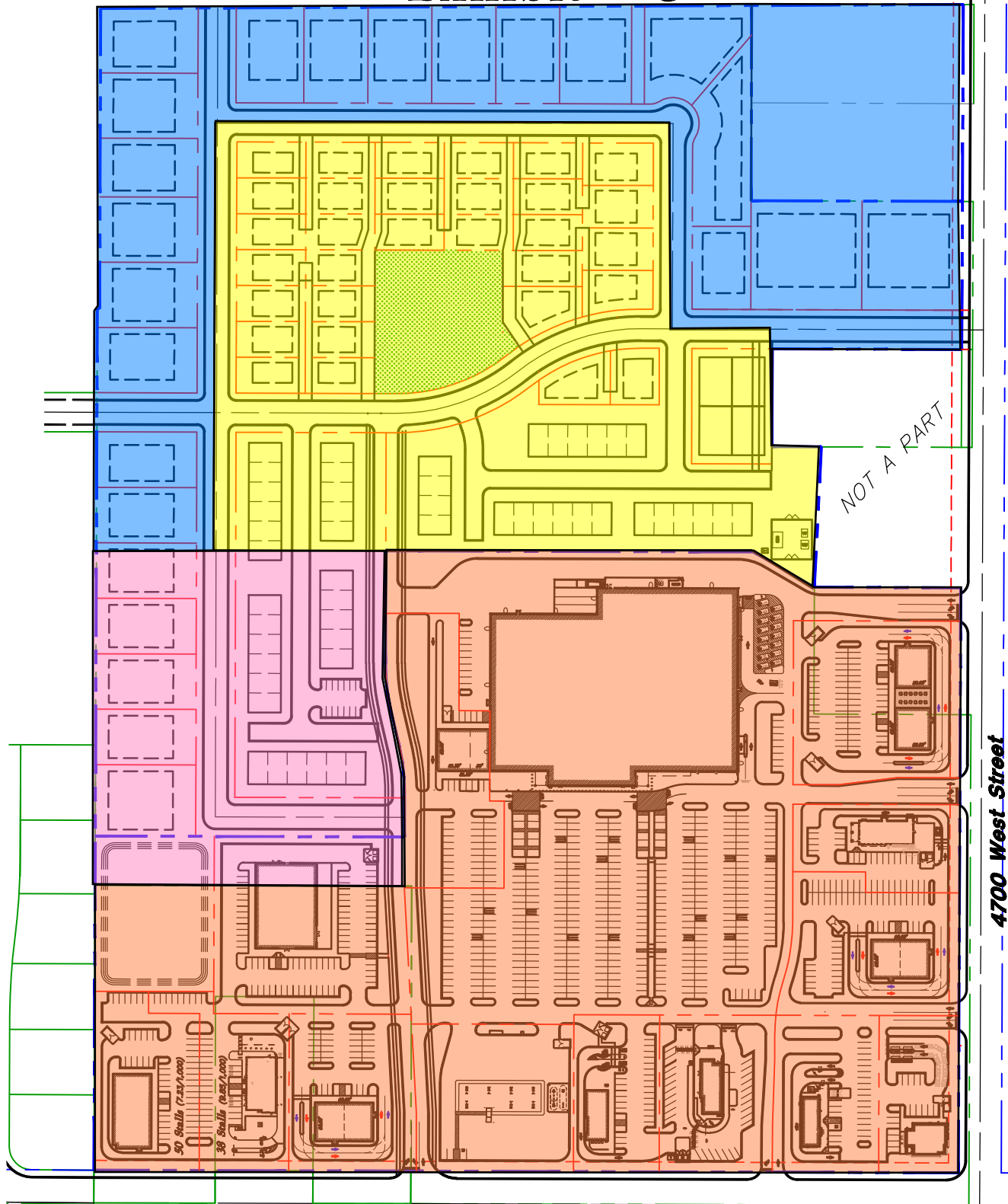


EXHIBIT 'C'
(Rezone Map)

Exhibit 'C'



High Density Residential (R3)

High Density Residential (Patio/PUD)

Flex Area: Community Commercial (C-2)/High Density Residential (R3/Patio/PUD)

Community Commercial (C-2)

Total Area

R3	50,4018 sf. (11.570 acres)	22.17%
PATIO/PUD	524,708 sf. (12.045 acres)	23.08%
Flex Area	235,333 sf. (5.402 acres)	10.35%
C-2	1,009,278 sf. (23.169 acres)	44.40%
Gross Total	2,273,337 sf. (52.188 acres)	



Zoning Exhibit

SMC #141

5500 South 4700 South
Hooper, UT

Sheet No.

EX C

Designed By: TW

Drafted By: AG

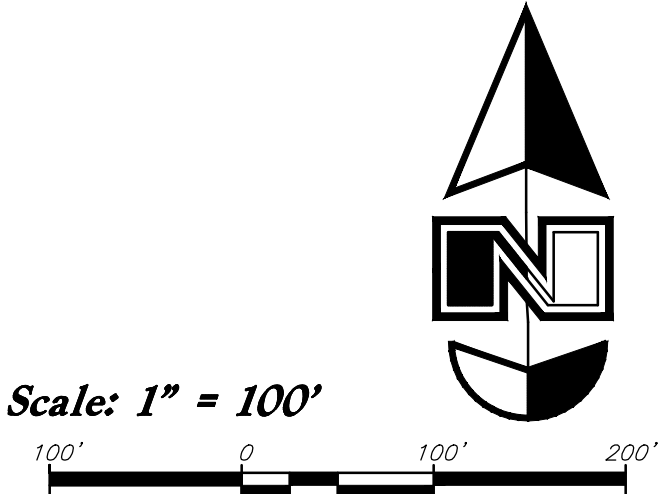
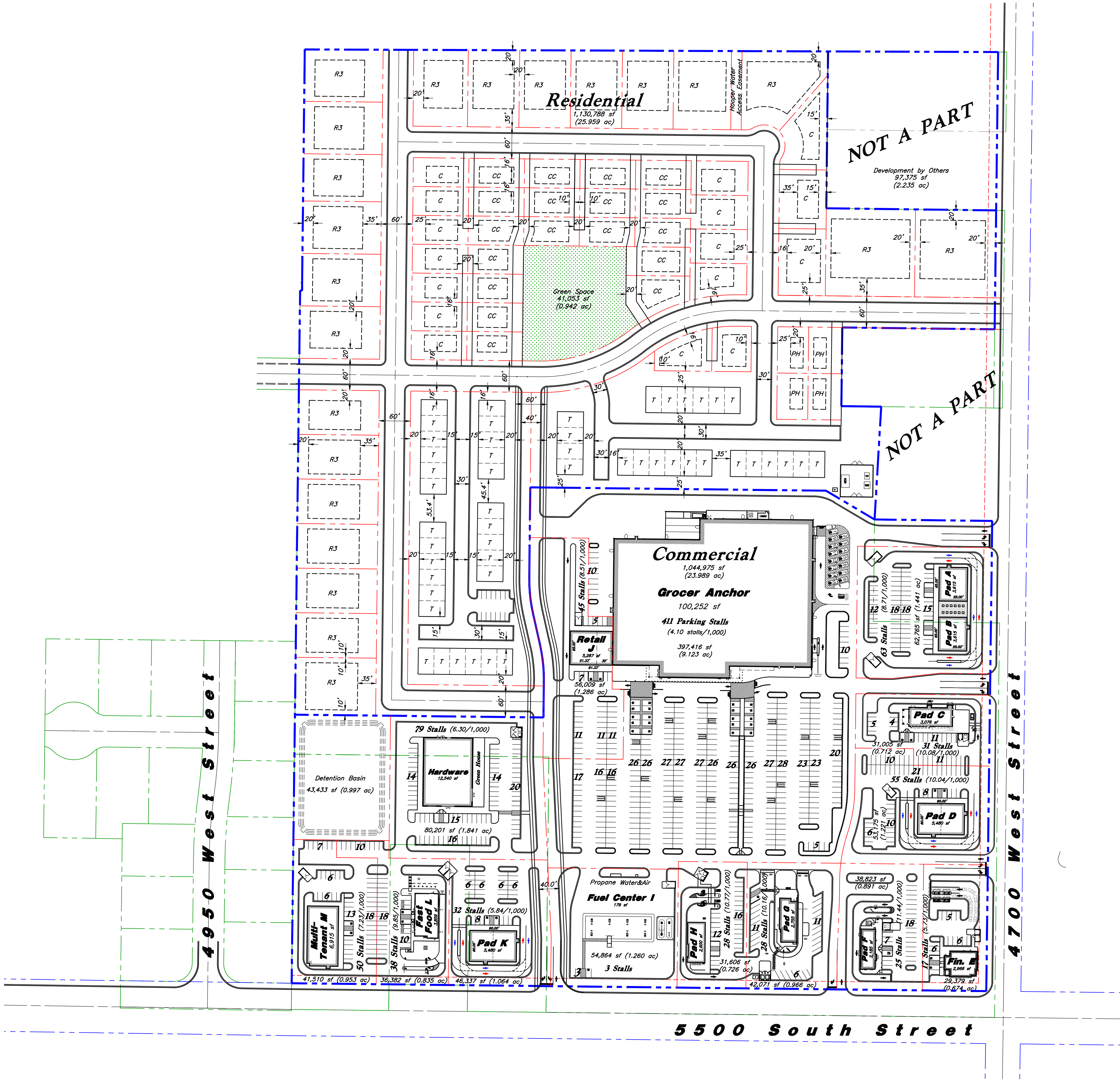
Client Name:
Smith's

smc141 Exhibit C ZN

03 Sep, 2026

EXHIBIT 'D'
(Master Development Plan)

W:\smc141 Hooper Utah\dwgs\Concept and Exhibits\smc141 Master Development Plan V.dwg, 9/3/2026 11:08:14 AM, 1:1



Total Area		
MHDR	466,899 sf. (10.718 acres)	20.53%
HCPR	521,272 sf. (11.967 acres)	22.92%
Green Space	41,053 sf. (0.942 acres)	1.81%
Total (Residential)	1,029,224 sf. (23.628 acres)	45.26%
Flex Mixed Use	207,718 sf. (4.769 acres)	9.14%
Community Commercial	1,036,881 sf. (23.804 acres)	45.60%
Gross Total	2,273,823 sf. (52.200 acres)	

Lot Type	Quantity	Min S.F.
Modified High Density Residential (MHDR)	23	13,000 (0.29 acres)
Hooper Crossing Planned Residential (HCPR)	92	
Residential/Commercial Mixed Use	28 (Potential Units inside of Mixed Use Boundary)	
Total (Assuming Residential Use)	115	
Density	4.56/acre	

Commercial
Total Area = 967,325.66 sf. (22.21 acres)
Green Space = 147,827 s.f. (3.393 acres) (13%)

Residential Open Space
Total Area = 1,036,898 sf. (23.803 acres)
Green Space = 1,112,162.29 s.f. (2.553 acres) (11%)

Legend	
	Commercial Openspace
	Residential Openspace

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.

CLIENT INFORMATION:

Terra Strada

CLIENT LOGO:

Master Development Plan

Hooper Crossing

5500 South 4700 West
Hooper, Utah

Project No:	SMC141
Designer:	TW
PM:	TW
OCM:	XX
Final Review:	XX
smc141 Master Development Plan V	

3 Sep, 2026

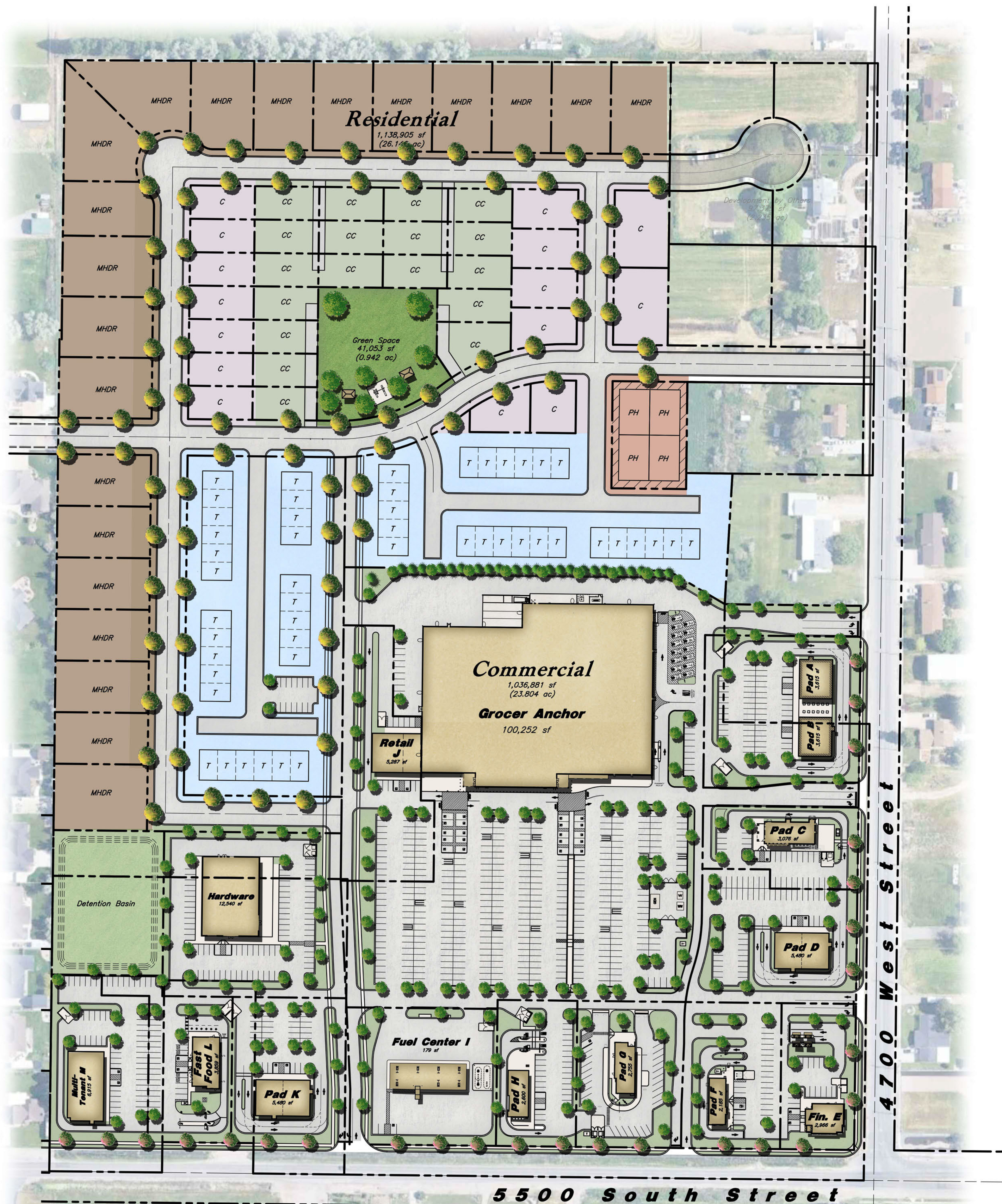
SHEET NO.

EX B2

EXHIBIT 'E'
(Landscape Master Plan)

Hooper Crossing

5500 South 4700 West
Hooper, Utah



Conceptual Landscape Legend

Residential Landscape Treatment:

All Residential Units Shall be Landscaped and Irrigated with a Permanent Irrigation System. Lawn Areas Shall be Irrigated with Sprayheads and Rotors. Shrub Areas with Drip Irrigation. Shrub Planters Shall be Installed Along the Foundation of Buildings and Along Sidewalk Connections From the Resident Front Door to the Perimeter Street Sidewalk. Accent Shrub Planters Shall be Used in High Visibility Areas with Colorful Plantings. Lawn Shall not Be Used in Park Strips or Narrower Landscape Areas. Plant Material Shall Consist of Trees, Shrubs, Ornamental Grasses, and Perennial Plants. Evergreen and Deciduous Plantings Shall be Intermixed to Provide Year Round Color. Concrete Landscape Curbing Shall be Used to Separate all Shrub and Lawn Areas. Street Trees Shall Line Roadways and be Dispersed Throughout the Site to Create Shade. Wood and Rock Mulch Shall be Utilized in Shrub Areas with Weed Barrier. Landscape Boulders Shall be Clustered in Shrub Planters to Break up Plant Material and Mulch. Residential Lot Landscape Shall be Installed and Maintained by the Owner. Cottages and Townhomes Landscape Shall be Installed by the Developer and Maintained by an HOA. All Landscape and Irrigation Shall Meet City Codes.

- MHDR
- CC
- C
- T
- PH

Green Space Area: Area Shall Consist of:
Open Lawn Areas for Active Recreation
Playground with Fall Surfacing
Shrub Areas with Colorful Plantings
Shade and Street Trees
Pavilions with Picnic Tables

Commercial Landscape Treatment:

Commercial Lots Shall be Landscaped and Irrigated with a Permanent Irrigation System. Shrub Areas Shall be Irrigated with Drip Irrigation. Lawn Areas Shall not be Used. Plant Material Shall Consist of Trees, Shrubs, Ornamental Grasses, and Perennial Plants. Evergreen and Deciduous Plantings Shall be Intermixed to Provide Year Round Color. Street Trees Shall Line Roadways and be Dispersed Throughout the Site. Rock Mulch Shall be Utilized in Shrub Areas with Weed Barrier. Rock Mulch Shall Consist of Different Sizes, Types, and Colors to Provide Contrast and Interest in the Landscape. Landscape Boulders Shall be Clustered in Shrub Planters to Break up Plant Material and Rock. Rock Shall Have Earthy Tone Colors and Come From Local Sources. Commercial Landscape Shall be Installed by the Owner and Maintained by a Landscape Maintenance Company. All Landscape and Irrigation Shall Meet City Codes.

- Shrub Planters - See Conceptual Plant List for Potential Plant Material to be Used
- Site Trees
- Street Trees

CONCEPTUAL PLANT LIST

DECIDUOUS TREES	SIZE	REMARKS
Acer griseum / Paperbark Maple	2" Cal. / 8-10' Ht.	25' Ht. / 20' Spr.
Acer miyabei 'State Street' / Miyabei Maple	2" Cal. / 8-10' Ht.	40' Ht. / 30' Spr.
Acer platanoides 'Crimson Sentry' / Crimson Sentry Maple	2" Cal. / 8-10' Ht.	25' Ht. / 15' Spr.
Acer rubrum 'Armstrong' / Armstrong Red Maple	2" Cal. / 8-10' Ht.	45' Ht. / 15' Spr.
Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal. / 8-10' Ht.	45' Ht. / 35' Spr.
Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 8-10' Ht.	25' Ht. / 15' Spr.
Carpinus betulus 'Columnaris' / Columnar European Hornbeam	2" Cal. / 8-10' Ht.	35' Ht. / 15' Spr.
Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2" Cal. / 8-10' Ht.	40' Ht. / 20' Spr.
Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 8-10' Ht.	25' Ht. / 25' Spr.
Tilia cordata / Littleleaf Linden	2" Cal. / 8-10' Ht.	40' Ht. / 20' Spr.
Zelkova serrata 'Musashino' / Musashino Zelkova	2" Cal. / 8-10' Ht.	45' Ht. / 15' Spr.
EVERGREEN TREES	SIZE	REMARKS
Cedrus atlantica 'Fastigiata' / Columnar Blue Atlas Cedar	6-8' Ht.	20' Ht. / 8' Spr.
Picea abies 'Cupressina' / Norway Spruce	6-8' Ht.	20' Ht. / 5' Spr.
Picea glauca 'Pendula' / Weeping White Spruce	6-8' Ht.	20' Ht. / 6' Spr.
Picea pungens / Colorado Spruce	6-8' Ht.	20' Ht. / 15' Spr.
Picea pungens glauca / Columnar Spruce	6-8' Ht.	20' Ht. / 8' Spr.
Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	6-8' Ht.	20' Ht. / 12' Spr.
Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6-8' Ht.	25' Ht. / 6' Spr.
ORNAMENTAL TREES	SIZE	REMARKS
Cercis canadensis / Eastern Redbud	2" Cal. / 6-8' Ht.	15' Ht. / 15' Spr.
Koeleria paniculata / Golden Rain Tree	2" Cal. / 6-8' Ht.	20' Ht. / 25' Spr.
Malus x 'Prairifire' / Prairifire Crab Apple	2" Cal. / 6-8' Ht.	20' Ht. / 20' Spr.
Malus x 'Spring Snow' / Spring Snow Crab Apple	2" Cal. / 6-8' Ht.	20' Ht. / 15' Spr.
Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	2" Cal. / 6-8' Ht.	20' Ht. / 12' Spr.
Prunus subhirtella 'Snow Fountains' / Weeping Cherry	2" Cal. / 6-8' Ht.	20' Ht. / 20' Spr.
Prunus virginiana 'Canada Red' / Canada Red Chokecherry	2" Cal. / 6-8' Ht.	20' Ht. / 20' Spr.
Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2" Cal. / 6-8' Ht.	25' Ht. / 18' Spr.
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac*	2" Cal. / 6-8' Ht.	20' Ht. / 20' Spr.
ORNAMENTAL GRASSES	SIZE	REMARKS
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	60" Ht. / 30" Spr.
Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal	30" Ht. / 30" Spr.
Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	1 gal	48" Ht. / 24" Spr.
Pennisetum alopecuroides 'Hamel' / Hameln Fountain Grass	1 gal	20" Ht. / 20" Spr.
PERENNIALS	SIZE	REMARKS
Aurinia saxatilis 'Compacta' / Basket of Gold	1 gal	20" Ht. / 20" Spr.
Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura	1 gal	20" Ht. / 20" Spr.
Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal	20" Ht. / 20" Spr.
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	20" Ht. / 20" Spr.
Lavandula angustifolia 'Hidcote Blue' / Blue Lavender	1 gal	20" Ht. / 20" Spr.
Nepeta x faassenii 'Drapmare' / Catmint	1 gal	20" Ht. / 20" Spr.
Penstemon eatonii / Firecracker Penstemon	1 gal	24" Ht. / 15" Spr.
Perovskia atriplicifolia / Russian Sage	5 gal	36" Ht. / 48" Spr.
Salvia x superba 'May Night' / May Night Salvia	1 gal	15" Ht. / 15" Spr.
Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet	1 gal	10" Ht. / 20" Spr.
DECIDUOUS SHRUB	SIZE	REMARKS
Berberis thunbergii 'Admiration' / Admiration Barberry	5 gal	24" Ht. / 24" Spr.
Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	20" Ht. / 20" Spr.
Caryopteris x candelensis 'Blue Mist' / Blue Mist Shrub	5 gal	24" Ht. / 20" Spr.
Cornus sericea 'Isanti' / Isanti Dogwood	5 gal	48" Ht. / 48" Spr.
Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	5 gal	48" Ht. / 48" Spr.
Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal	20" Ht. / 20" Spr.
Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal	60" Ht. / 36" Spr.
Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal	24" Ht. / 36" Spr.
Ligustrum vicaryi / Golden Privet	5 gal	60" Ht. / 48" Spr.
Ligustrum vulgare 'Lodense' / Lodense Privet	5 gal	36" Ht. / 36" Spr.
Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 gal	30" Ht. / 30" Spr.
Prunus x cistena / Purple Leaf Sand Cherry	5 gal	60" Ht. / 50" Spr.
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	20" Ht. / 60" Spr.
Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	36" Ht. / 30" Spr.
Rosa Meidiland series 'Red' / Red Meidiland Rose	5 gal	24" Ht. / 36" Spr.
Rosa shrub 'Knock Out' / Knock Out Rose	5 gal	30" Ht. / 30" Spr.
Rosa x 'Meigelpol' / Red Drift Rose	5 gal	18" Ht. / 26" Spr.
Viburnum dentatum 'Blue Muffin' / Blue Muffin Viburnum	5 gal	60" Ht. / 48" Spr.
Weigela florida 'Dark Horse' / Weigela	5 gal	30" Ht. / 36" Spr.
EVERGREEN SHRUB	SIZE	REMARKS
Buxus microphylla japonica 'Julea-Jane' / Japanese Boxwood	5 gal	30" Ht. / 30" Spr.
Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	5 gal	24" Ht. / 24" Spr.
Euonymus fortunei 'Emerald 'n Gold' / Emerald 'n Gold Wintercreeper	5 gal	24" Ht. / 36" Spr.
Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal	8" Ht. / 48" Spr.
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	6" Ht. / 60" Spr.
Picea pungens 'Globoosa' / Dwarf Globe Blue Spruce	5 gal	30" Ht. / 36" Spr.
Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	5 gal	18" Ht. / 36" Spr.
Taxus x media 'Dark Green Spreading' / Yew	5 gal	30" Ht. / 30" Spr.
LAWN	TYPE	REMARKS
Poa pratensis / Kentucky Bluegrass Blend	sod	From a Local Source

Scale: 1" = 100'



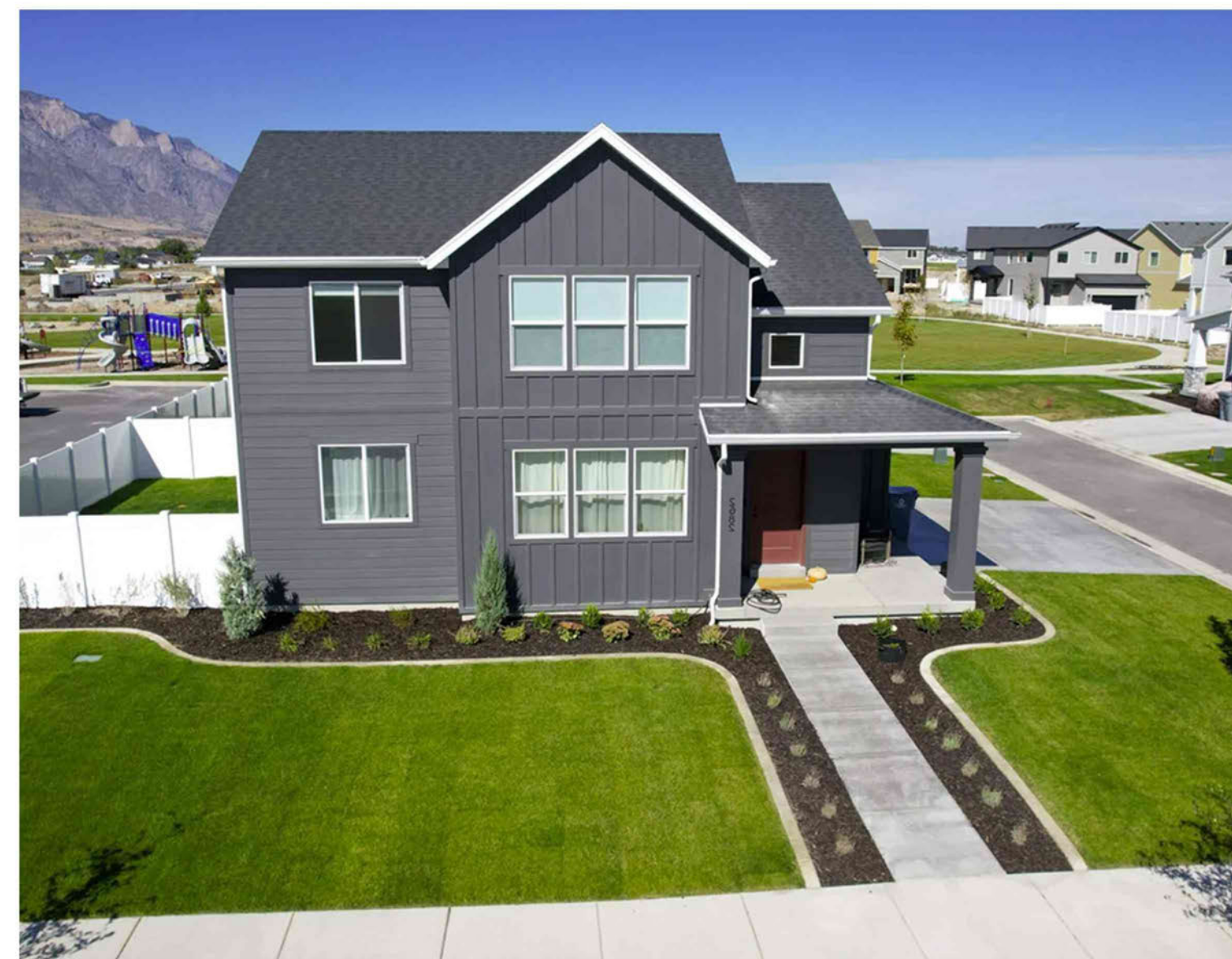
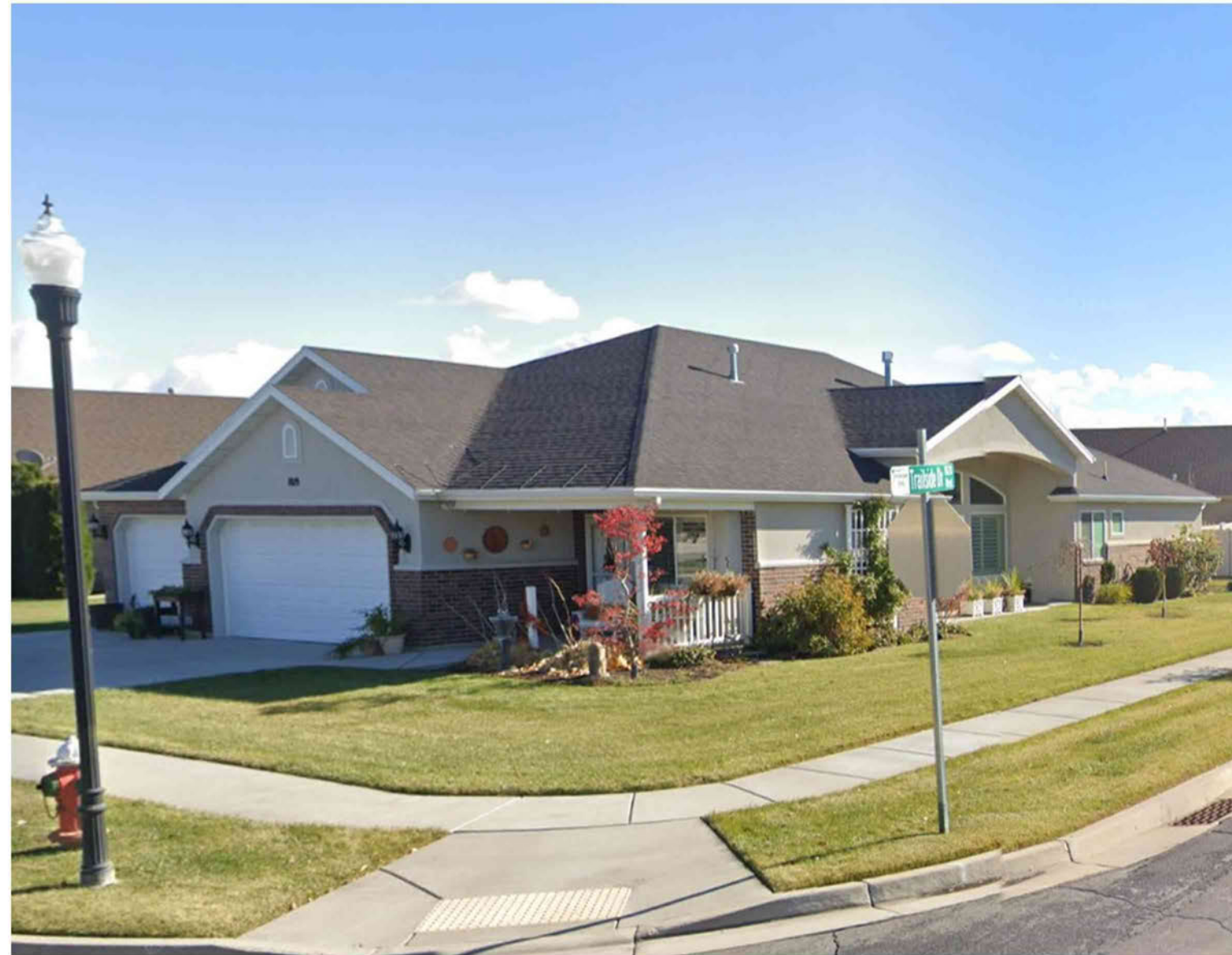
AWA

Hooper Crossing

5500 South 4700 West

Hooper, Utah

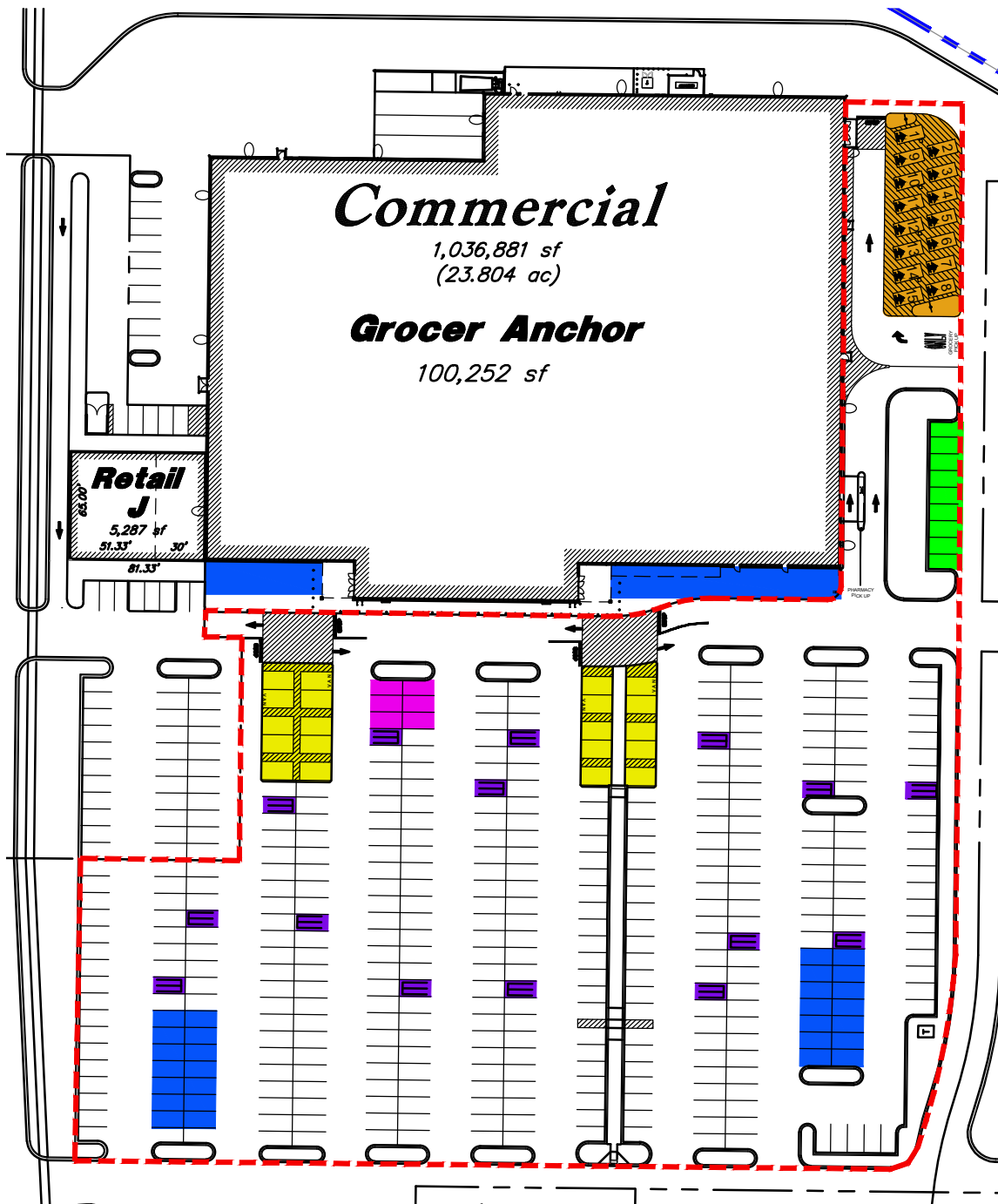
Landscape Examples:



AWA

EXHIBIT 'F'
(Outdoor Storage Plan)

Exhibit ' F '



Hatch Legend

- | | | | |
|---|--|---|--------------------------------|
|  | EV Charging Stalls (8 stalls) with Signs |  | Outside Sales Area |
|  | Protected Parking Area |  | Time Restricted Parking Stalls |
|  | Cart Corrals with Signs | | |
|  | Customer Pickup Parking with Signs | | |
|  | Accessible Stalls with Signs | | |

Scale: 1" = 100'



Outdoor Storage Plan

SMC #141

5500 South 4700 West
Hooper, UT

Sheet No.

Ex F

Designed By: TW

Drafted By: AG

Client Name:
Smith's

smc141 Exhibit L

02 Sep, 2026

EXHIBIT 'G'
(Lighting Cut Sheets)

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

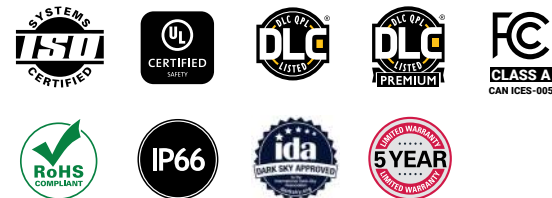
Product Features



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Configurations [page 3](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Product Certifications



Quick Facts

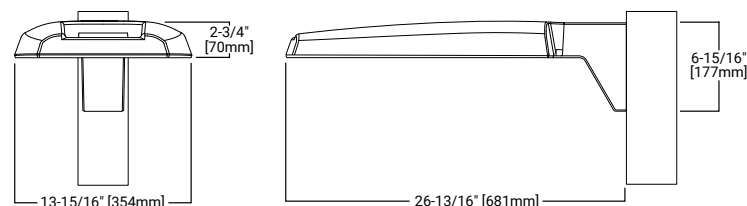
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

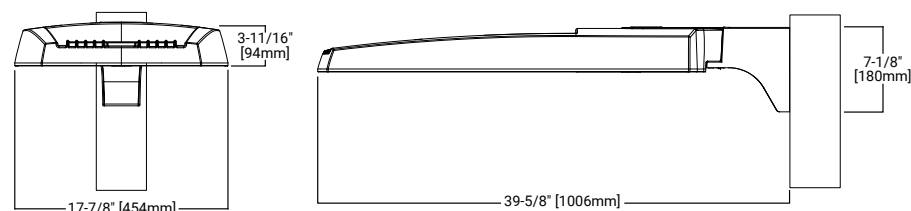
- WaveLinx
- Enlighted

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family ^{1,2}	Light Engine ³	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁴	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
PRV-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens					
Options (Add as Suffix)			Accessories (Order Separately) ¹⁸			
7030 =70 CRI / 3000K CCT ⁵ 7035 =70CRI / 3500K CCT ⁵ 7050 =70 CRI / 5000K CCT ⁵ HSS =House Side Shield ⁶ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =Series 20kV UL 1449 Surge Protective Device HA =50°C High Ambient Temperature ⁷ PER =NEMA 3-PIN Twistlock Photocontrol Receptacle PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ²⁴ SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ²⁴ MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{8,9} MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{8,9} MSP-L12 =Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height ^{8,9} MSP-L30 =Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height ^{8,9} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{9,10} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{9,10} MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{9,10} MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{9,10} ZD =DALI-enabled 4-PIN Twistlock Receptacle ^{9,11,12} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ^{9,11,12} SWPD4XX =Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{9,11,12,13,14} SWPD5XX =Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{9,11,12,13,14} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{9,15} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{9,15} (See Table Below) =LumenSafe Integrated Network Security Camera ^{16,17} CC =Coastal Construction ²³			PRVWM-XX =Wall Mount Kit ⁸ PRVMA-XX =Mast Arm Mounting Kit ⁸ PRVSA-XX =Standard Arm Mounting Kit ⁸ PRVXLSA-XX =Standard Arm Mounting Kit (for Prevail XL) ¹⁶ PRVXLWM-XX =Wall Mount Kit (for Prevail XL) ¹⁶ PRVXLMA-XL =Mast Arm Mounting Kit (for Prevail XL) ¹⁶ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon HS/VERD =House Side Shield ^{6,19} VGS-F/B =Vertical Glare Shield, Front/Back ¹⁹ VGS-SIDE =Vertical Glare Shield, Side ¹⁹ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V ISHH-01 =Integrated Sensor Programming Remote ²⁰ FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²¹ SWPD4-XX =WaveLinX Wireless Sensor, 7' - 15' Mounting Height ^{12,13,14} SWPD5-XX =WaveLinX Wireless Sensor, 15' - 40' Mounting Height ^{12,13,14} WOLC-7P-10A =WaveLinX Outdoor Control Module (7-PIN) ²²			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Standard 4000K CCT and 70CRI. 4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 5. Use dedicated IES files on product website for non-standard CCTs. 6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package. 7. Not available with C60 lumen package. 8. Only available in PRV configurations C15, C25, C40 or C60. 9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW, ZD or LWR). 10. Utilizes the Wattstopper sensor FSP-211. 11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 12. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 13. Replace XX with sensor color (WH, BZ, or BK). 14. Requires 4-PIN twistlock receptacle (ZD or ZW) option. 15. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information. 16. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 17. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 18. Replace XX with paint color. 19. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6). 20. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 21. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW, ZD or LWR). Operates on 120-347V input voltages. 23. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 24. Smart device with mobile application required to change system defaults. See controls section for details.						

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

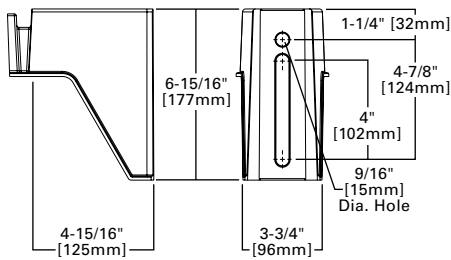
Product Family	Camera Type	Data Backhaul	
L =LumenSafe Technology 	D =Dome Camera	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

Stock Ordering Information

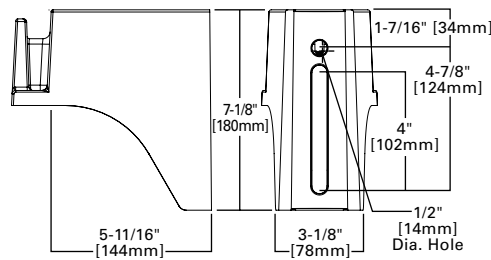
Product Family ¹	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V ²	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height ²
PRVS-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens			
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.				

Mounting Details

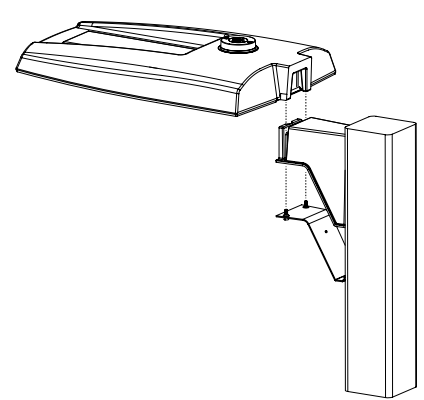
Pole Mount Arm (PRV)



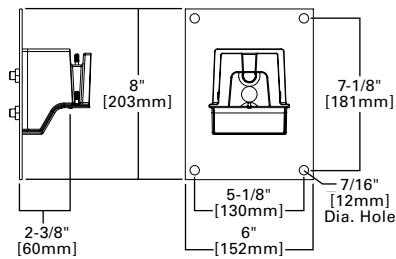
Pole Mount Arm (PRV-XL)



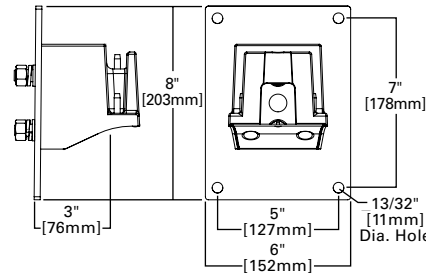
Versatile Mount System



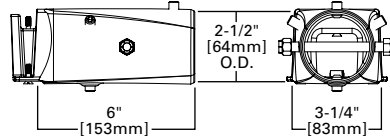
Wall Mount (PRV)



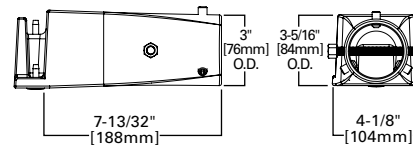
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Wall Mount

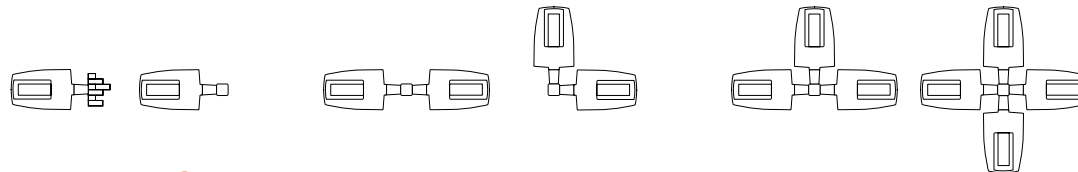
Arm Mount Single
EPA 0.92 (PRV)
EPA 1.12 (PRV-XL)

Arm Mount 2 @ 180°
EPA 1.35 (PRV)
EPA 2.25 (PRV-XL)

Arm Mount 2 @ 90°
EPA 1.42 (PRV)
EPA 2.13 (PRV-XL)

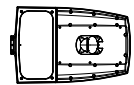
Arm Mount 3 @ 90°
EPA 1.63 (PRV)
EPA 2.52 (PRV-XL)

Arm Mount 4 @ 90°
EPA 1.63 (PRV)
EPA 2.52 (PRV-XL)

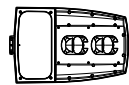


Optical Configurations

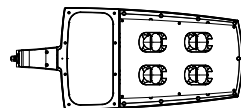
PRV-C15
(7,100 Nominal Lumens)



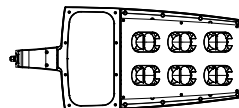
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion

- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8"
- A knock-out on the standard mounting arm enables round pole mounting
- Prevail: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Energy and Performance Data

Power and Lumens (PRV)

 View PRV IES files

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 480V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25°C	91.30%	194,000
Up to PRV-C60 at 40°C	87.59%	134,000
Up to PRV-XL-C175 at 25°C	91.40%	204,000
Up to PRV-XL-C175 at 40°C	89.41%	158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Power and Lumens (PRV-XL)

 View PRV-XL IES files

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

Control Options

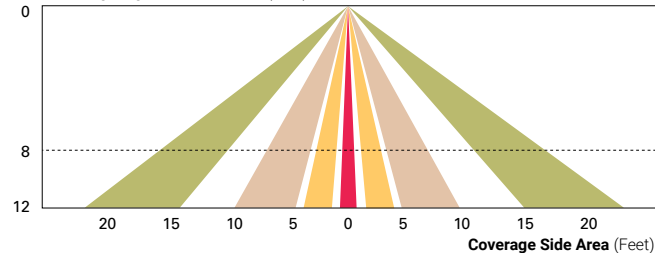
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

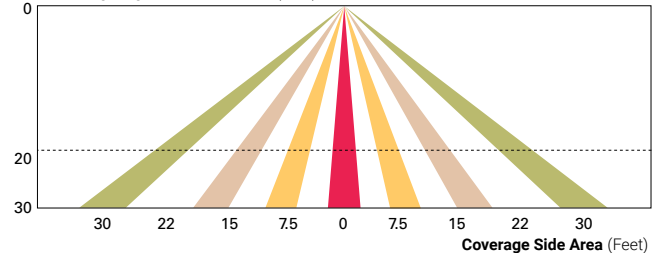
Dimming Occupancy Sensor (SPB, MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity. The SPB is factory preset to dim down to 10% power with a time delay of five minutes. To reconfigure the SPB, the Sensor Configuration application by Wattstopper for iOS and Android devices is required to change factory default dimming level, time delay, sensitivity and other parameters.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". **Note:** For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

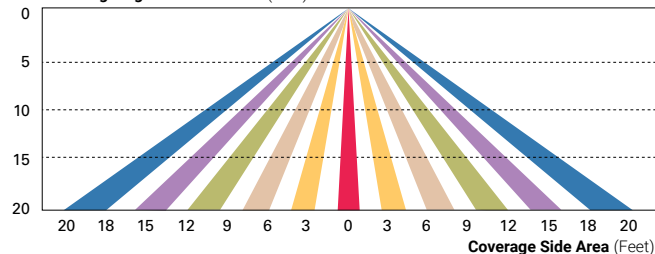
For mounting heights from 8' to 12' (-L12)



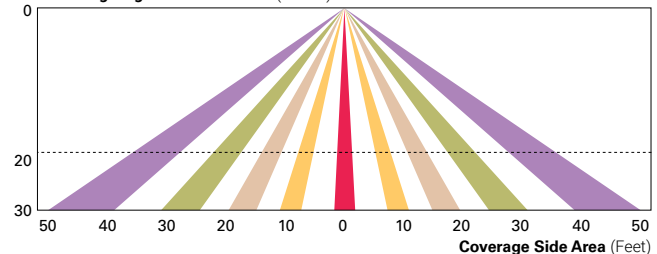
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40W)

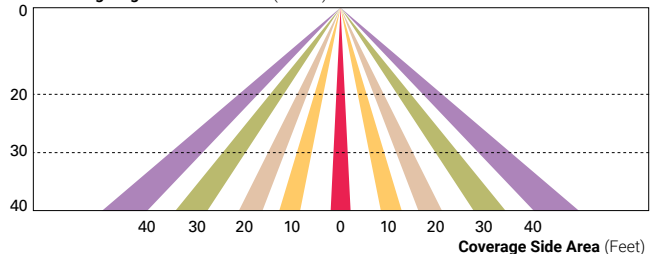


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

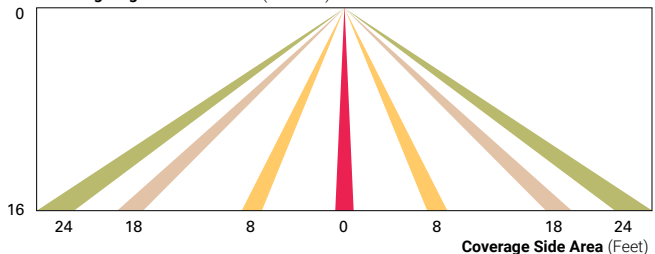
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

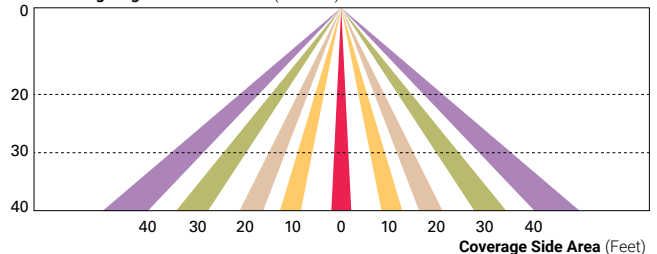


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Steel Poles



RTS ROUND TAPERED STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on RTS poles
- 20'-50' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

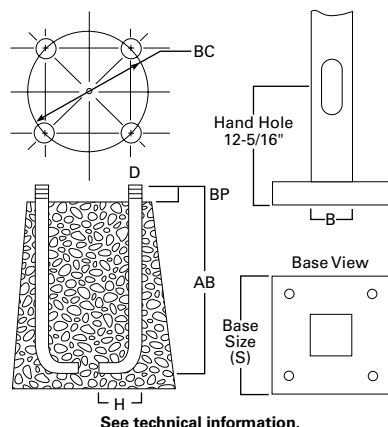
ORDERING INFORMATION

SAMPLE NUMBER: RTS8A30SF2XXG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
RTS=Round Tapered Steel	6=6" 7=7" 8=8" 9=9" 0=10"	A=0.120" D=0.180"	20=20' 25=25' 30=30' 35=35' 39=39' 45=45' 50=50'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm ⁶ Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° 6=3 at 90° 7=2 at 120° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub ³ B=3/4" Tapped Hub ³ C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. 6. Arm must be ordered separately.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
RTS6A20	TMP4	AB1	11.0	4	3/4 x 25 x 3
RTS7A25	TMP4	AB1	11.0	4	3/4 x 25 x 3
RTS8A30	TMP5	AB3	12.5	4	1 x 36 x 4
RTS8A35	TMP5	AB3	12.5	4	1 x 36 x 4
RTS9D35	TMP5	AB3	12.5	4	1 x 36 x 4
RTS9A39	TMP5	AB3	12.5	4	1 x 36 x 4
RTS9D39	TMP5	AB3	12.5	4	1 x 36 x 4
RTS0A45	TMP6	AB3	13.5	4	1 x 36 x 4
RTS0D45	TMP7	AB5	13.5	4	1-1/4 x 42 x 6
RTS0A50	TMP6	AB3	13.5	4	1 x 36 x 4
RTS0D50	TMP7	AB5	13.5	4	1-1/4 x 42 x 6

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Taper ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
20	RTS6A20S	0.120	10-1/2	11	4-1/2	6.3 x 3.5	3/4 x 25 x 3	145	19.6	15.0	11.6	9.5	100
25	RTS7A25S	0.120	10-1/2	11	4-1/2	7.0 x 3.5	3/4 x 25 x 3	187	14.7	11.0	8.6	6.8	200
30	RTS8A30S	0.120	12-1/2	12-1/2	5	7.7 x 3.5	1 x 36 x 4	254	18.0	13.5	10.5	8.4	300
35	RTS8A35S	0.120	12-1/2	12-1/2	5	8.4 x 3.5	1 x 36 x 4	305	16.1	11.9	9.1	7.2	300
35	RTS9D35S	0.180	12-1/2	12-1/2	5	8.4 x 3.5	1 x 36 x 4	452	20.5	15.4	12.0	9.6	300
39	RTS9A39S	0.120	12-1/2	12-1/2	5	8.9 x 3.5	1 x 36 x 4	347	14.5	10.7	8.1	6.2	300
39	RTS9D39S	0.180	12-1/2	12-1/2	5	8.9 x 3.5	1 x 36 x 4	516	16.9	12.5	9.6	7.5	300
45	RTS0A45S ⁵	0.120	13-1/2	13-1/2	5	10.2 x 4.2	1 x 36 x 4	466	14.5	10.1	7.7	5.8	300
45	RTS0D45S ⁵	0.180	13-1/2	13-1/2	6	10.2 x 4.2	1-1/4 x 42 x 6	670	27.0	20.5	16.1	13.0	300
50	RTS0A50S ⁵	0.120	13-1/2	13-1/2	5	10.2 x 3.5	1 x 36 x 4	490	7.4	4.9	3.3	2.2	400
50	RTS0D50S ⁵	0.180	13-1/2	13-1/2	6	10.2 x 3.5	1-1/4 x 42 x 6	704	19.8	14.7	11.2	8.6	400

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Taper ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
20	RTS6A20S	0.120	10-1/2	11	4-1/2	6.3 x 3.5	3/4 x 25 x 3	145	17.4	13.4	10.4	8.4	100
25	RTS7A25S	0.120	10-1/2	11	4-1/2	7.0 x 3.5	3/4 x 25 x 3	187	13.7	10.0	7.8	6.2	200
30	RTS8A30S	0.120	12-1/2	12-1/2	5	7.7 x 3.5	1 x 36 x 4	254	16.7	12.6	9.7	7.7	300
35	RTS8A35S	0.120	12-1/2	12-1/2	5	8.4 x 3.5	1 x 36 x 4	305	15.1	11.2	8.6	6.7	300
35	RTS9D35S	0.180	12-1/2	12-1/2	5	8.4 x 3.5	1 x 36 x 4	452	19.5	14.6	11.3	9.0	300
39	RTS9A39S	0.120	12-1/2	12-1/2	5	8.9 x 3.5	1 x 36 x 4	347	13.8	10.1	7.6	5.9	300
39	RTS9D39S	0.180	12-1/2	12-1/2	5	8.9 x 3.5	1 x 36 x 4	516	16.1	11.9	9.1	7.1	300
45	RTS0A45S ⁵	0.120	13-1/2	13-1/2	5	10.2 x 4.2	1 x 36 x 4	466	13.2	9.8	7.3	5.6	300
45	RTS0D45S ⁵	0.180	13-1/2	13-1/2	6	10.2 x 4.2	1-1/4 x 42 x 6	670	26.0	19.8	15.5	12.4	300
50	RTS0A50S ⁵	0.120	13-1/2	13-1/2	5	10.2 x 3.5	1 x 36 x 4	490	7.1	4.7	3.7	2.1	400
50	RTS0D50S ⁵	0.180	13-1/2	13-1/2	6	10.2 x 3.5	1-1/4 x 42 x 6	704	19.0	14.1	10.7	8.3	400

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.

2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.

3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.

4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

5. Two-piece pole.

VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

MAINTENANCE

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

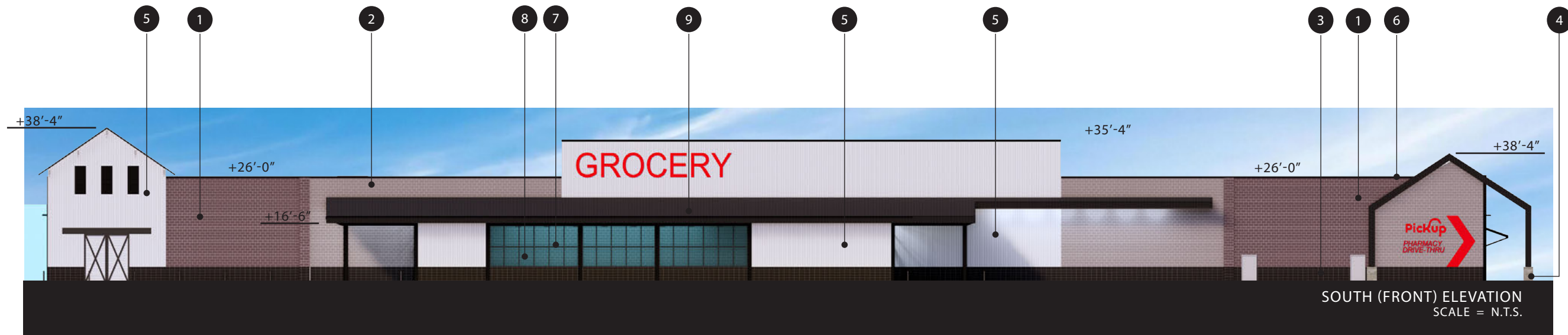
EXHIBIT 'H'
(Anchor Tenant Architectural Elevations)



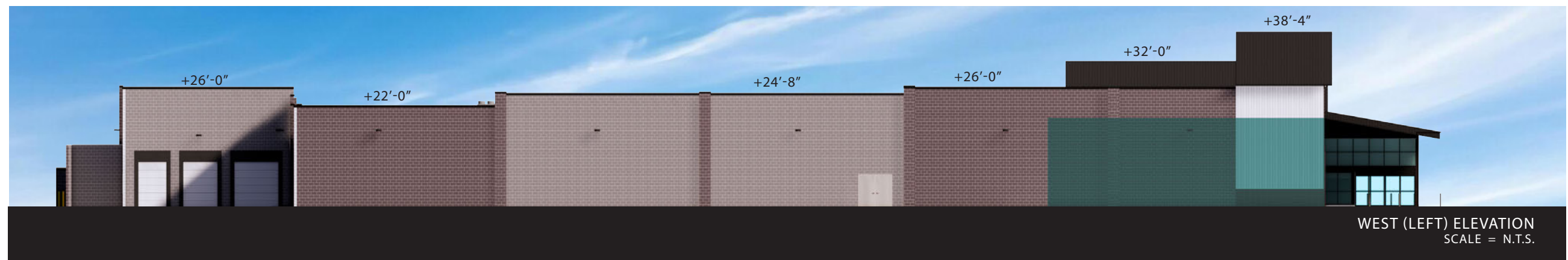






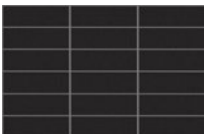


1	15 % 1,732 L.S.F.	2	18 % 2,062 L.S.F.	3	12 % 1,411 L.S.F.	4	0 % 21 L.S.F.	5	33 % 3,763 L.S.F.	6	5 % 522 L.S.F.	7	0 % 30 L.S.F.	8	5 % 614 L.S.F.	9	12 % 1,355 L.S.F.
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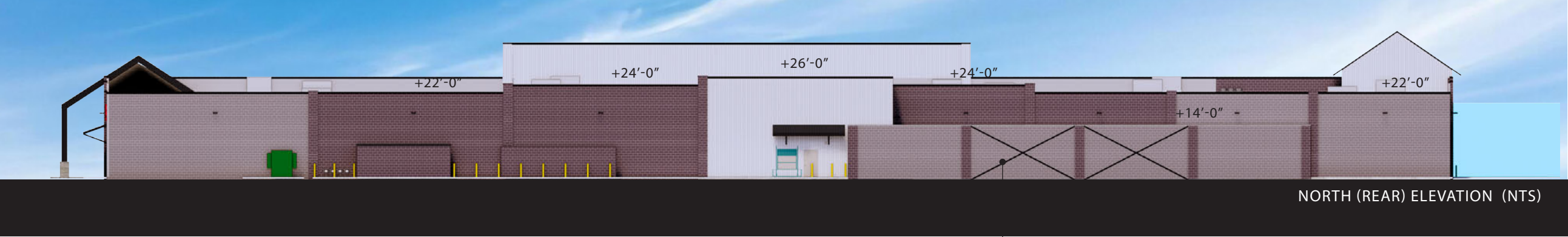


1	40 % 3,249 L.S.F.	2	41 % 3,360 L.S.F.	3	1 % 93 L.S.F.	4	0 % 0 L.S.F.	5	7 % 566 L.S.F.	6	3 % 257 L.S.F.	7	1 % 76 L.S.F.	8	3 % 236 L.S.F.	9	4 % 316 L.S.F.
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MATERIALS (CUMULATIVE %)

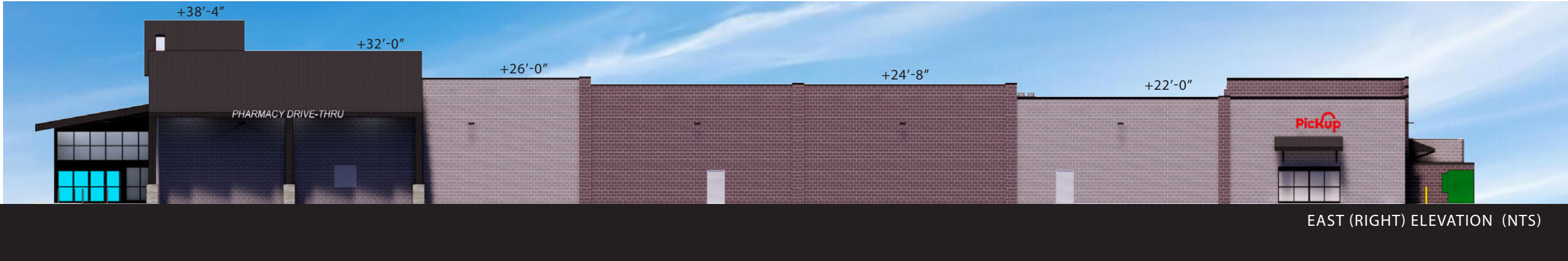
1	33 % 12,239 L.S.F.	2	33 % 12,046 L.S.F.	3	4 % 1,512 L.S.F.	4	0 % 69 L.S.F.	5	15 % 5,731 L.S.F.	6	3 % 1,147 L.S.F.	7	1 % 212 L.S.F.	8	3 % 1,173 L.S.F.	9	8 % 2,754 L.S.F.
																	
SUNCORE CMU - SMOOTH - RUNNING DEEP BROWN	SUNCORE CMU - SMOOTH - RUNNING JAVA	SUNCORE CMU - SMOOTH - STACKED BLACK	BOARD FORMED CONCRETE PANELS	JAMES HARDIE BOARD AND BATTEN ARTIC WHITE	COLUMNS, METAL COPING AND ROOF METAL RAL 9004	ANNODIZED STOREFRONT FRAMING RAL 9004	INSULATED GLASS	STANDING SEAM METAL ROOFING BLACK									

ELEVATION MATERIALS AND DIMENSIONS



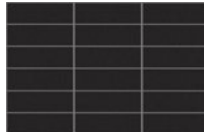
1	50 % 4,567 L.S.F.	2	32 % 2,944 L.S.F.	3	0 % 0 L.S.F.	4	0 % 12 L.S.F.	5	15 % 1,319 L.S.F.	6	2 % 207 L.S.F.	7	0 % 0 L.S.F.	8	0 % 0 L.S.F.	9	1% 128 L.S.F.
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STEEL BRACE ACCENT



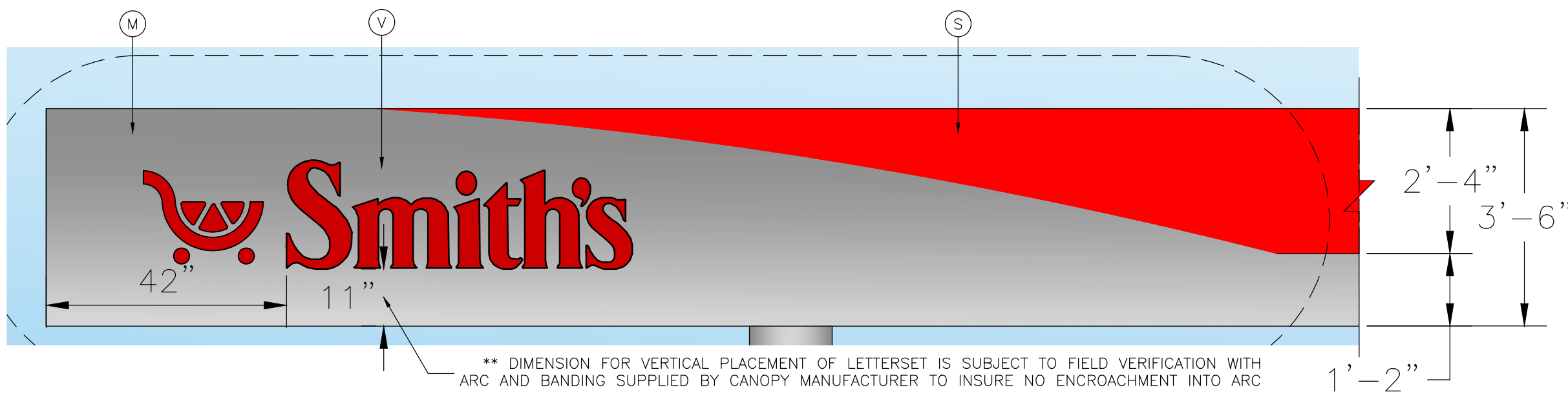
1	34 % 2,691 L.S.F.	2	46 % 3,680 L.S.F.	3	0 % 8 L.S.F.	4	0 % 36 L.S.F.	5	1 % 83 L.S.F.	6	2 % 161 L.S.F.	7	1 % 106 L.S.F.	8	4 % 323 L.S.F.	9	12 % 955 L.S.F.
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MATERIALS (CUMULATIVE %)

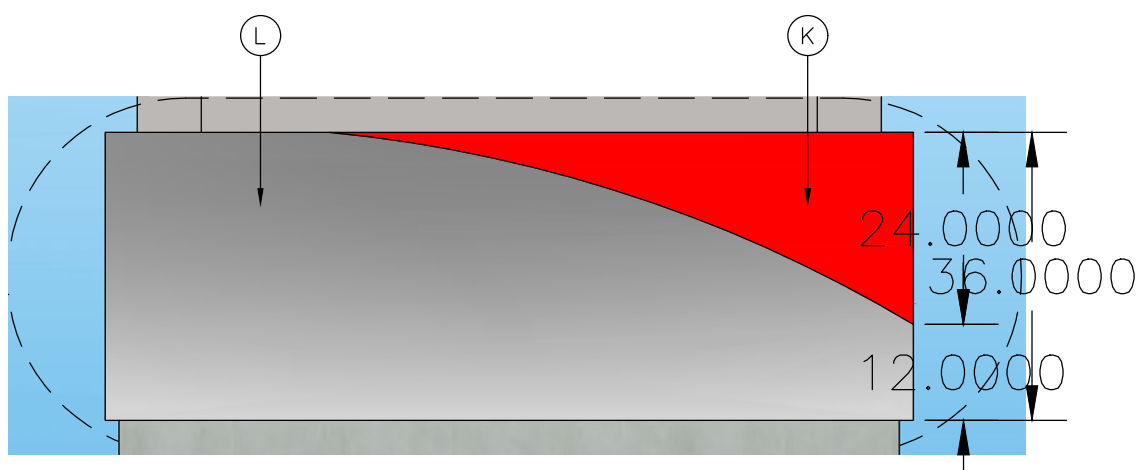
1	33 % 12,239 L.S.F.	2	33 % 12,046 L.S.F.	3	4 % 1,512 L.S.F.	4	0 % 69 L.S.F.	5	15 % 5,731 L.S.F.	6	3 % 1,147 L.S.F.	7	1 % 212 L.S.F.	8	3 % 1,173 L.S.F.	9	8 % 2,754 L.S.F.
																	
SUNCORE CMU - SMOOTH - RUNNING DEEP BROWN	SUNCORE CMU - SMOOTH - RUNNING JAVA	SUNCORE CMU - SMOOTH - STACKED BLACK	BOARD FORMED CONCRETE PANELS	JAMESHARDIE BOARD AND BATTEN ARTICWHITE	COLUMNS, METAL COPING AND ROOF METAL RAL 9004	ANNODIZED STOREFRONT FRAMING RAL 9004	INSULATED GLASS	STANDING SEAM METAL ROOFING BLACK									

ELEVATION MATERIALS AND DIMENSIONS

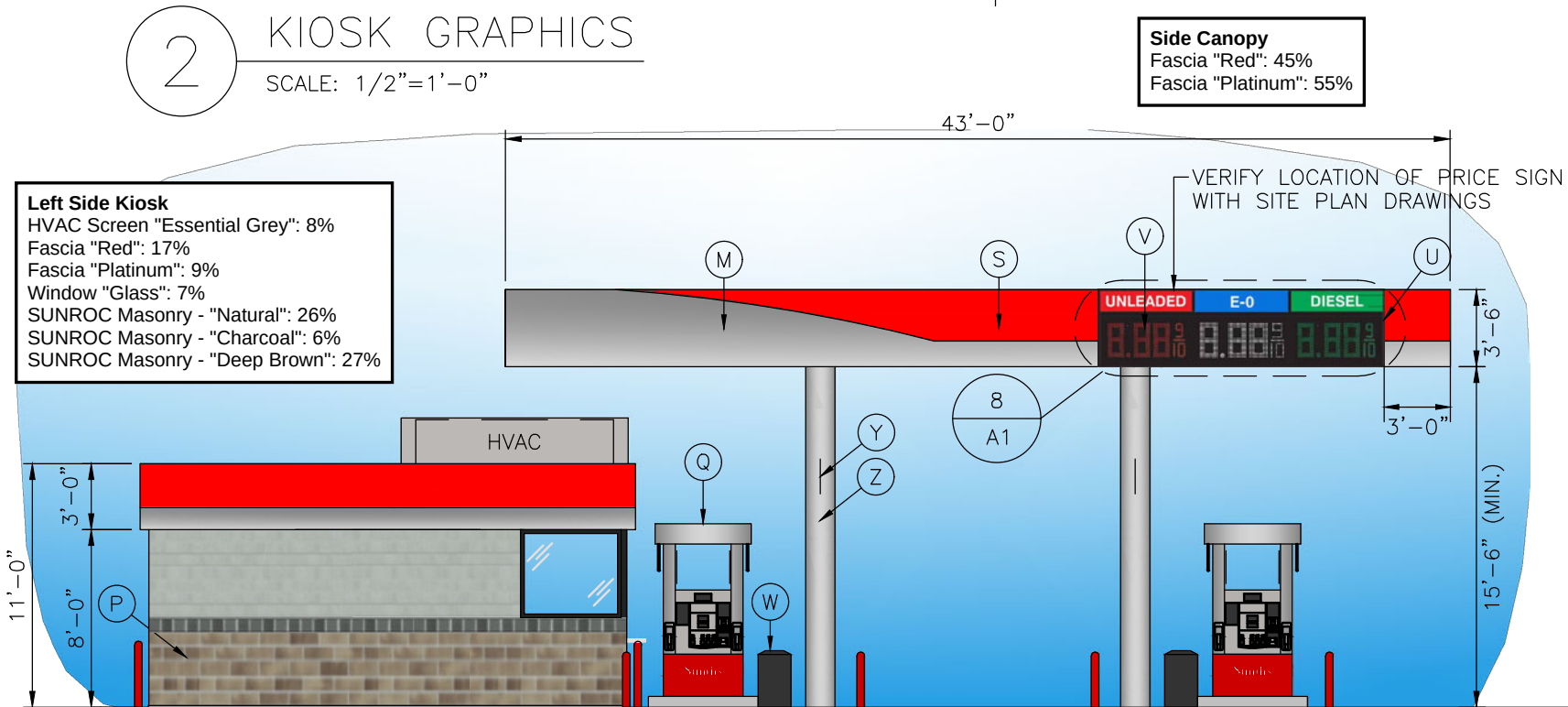
EXHIBIT 'I'
(Anchor Tenant Fuel Center Architectural Elevations)



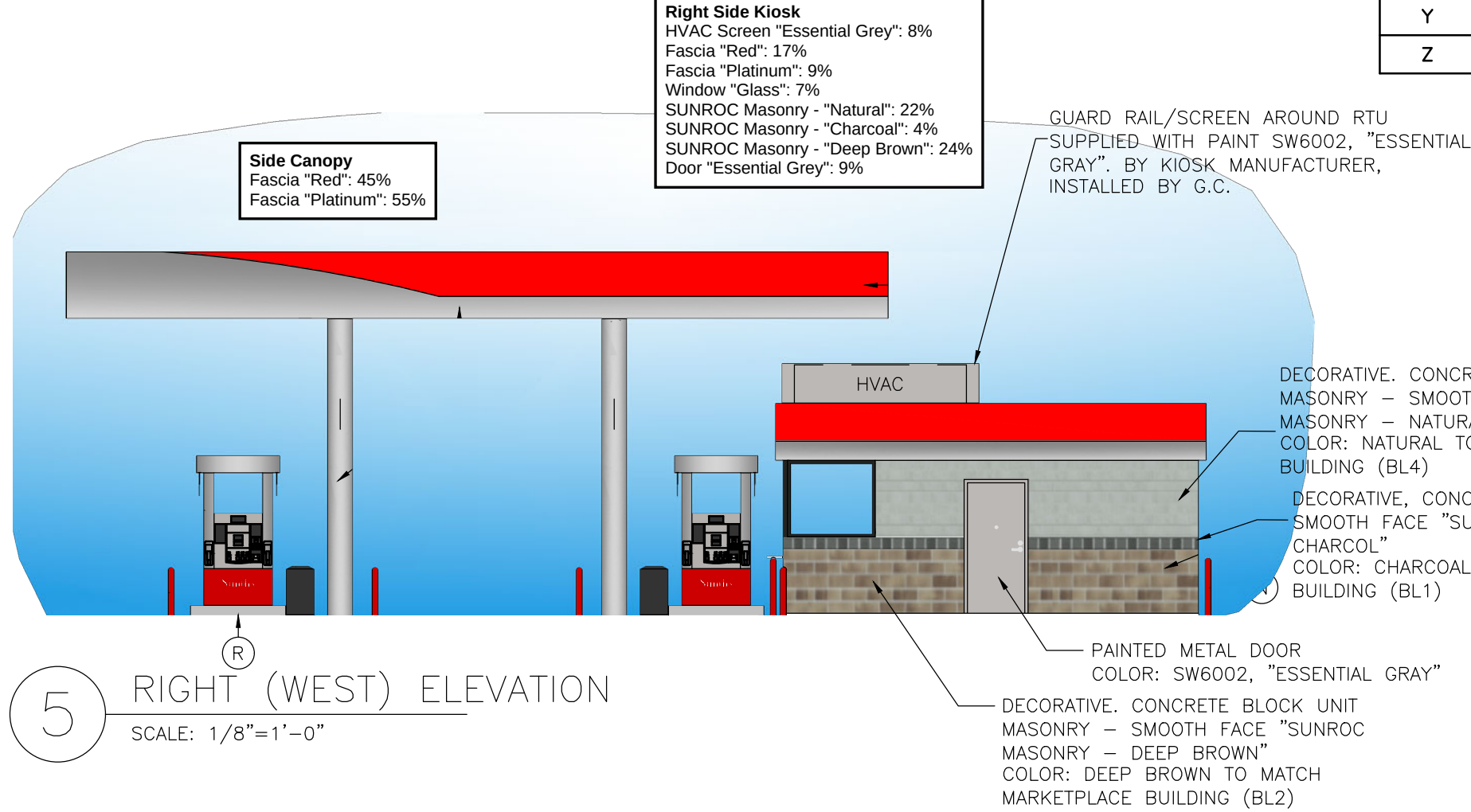
1 CANOPY GRAPHICS
SCALE: 1/2"=1'-0"



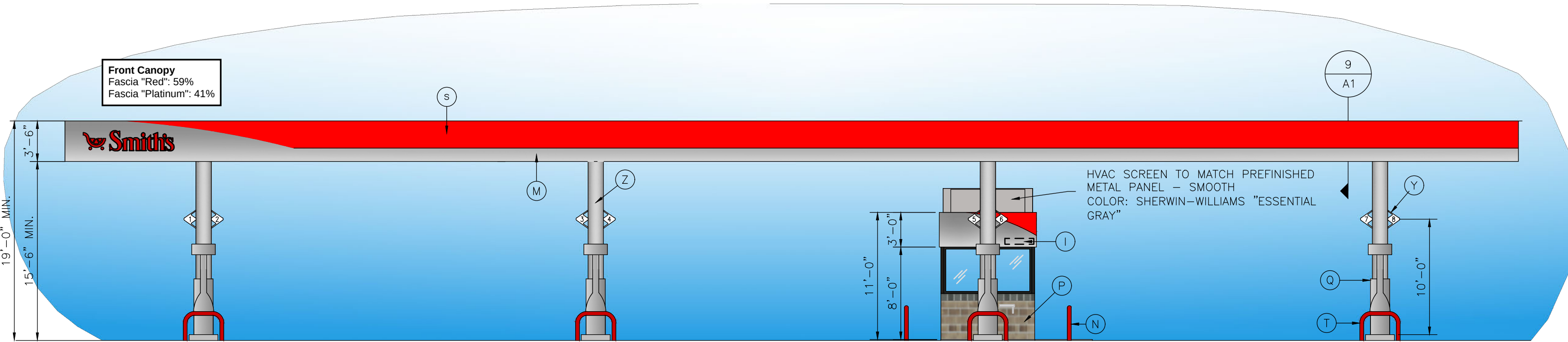
2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"



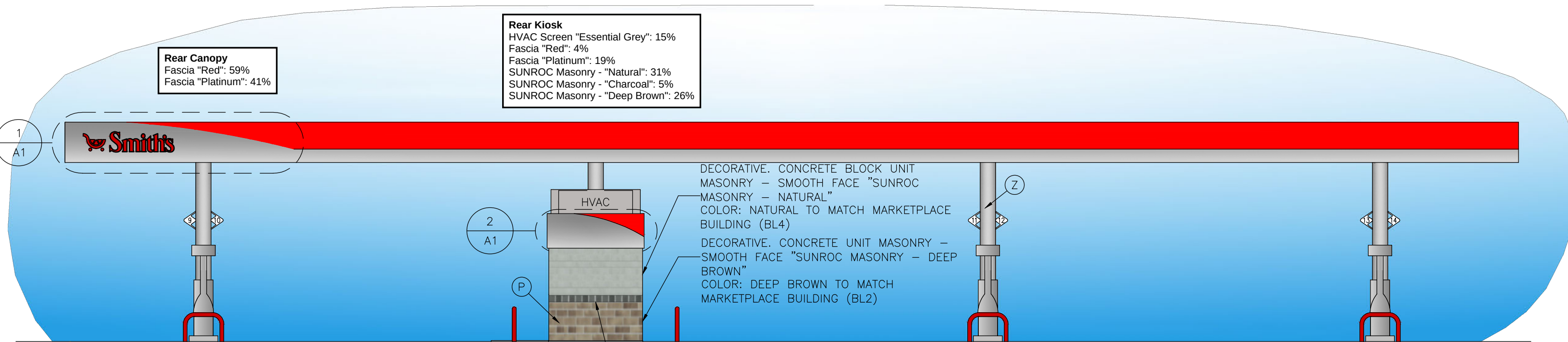
4 LEFT (EAST) ELEVATION
SCALE: 1/8"=1'-0"



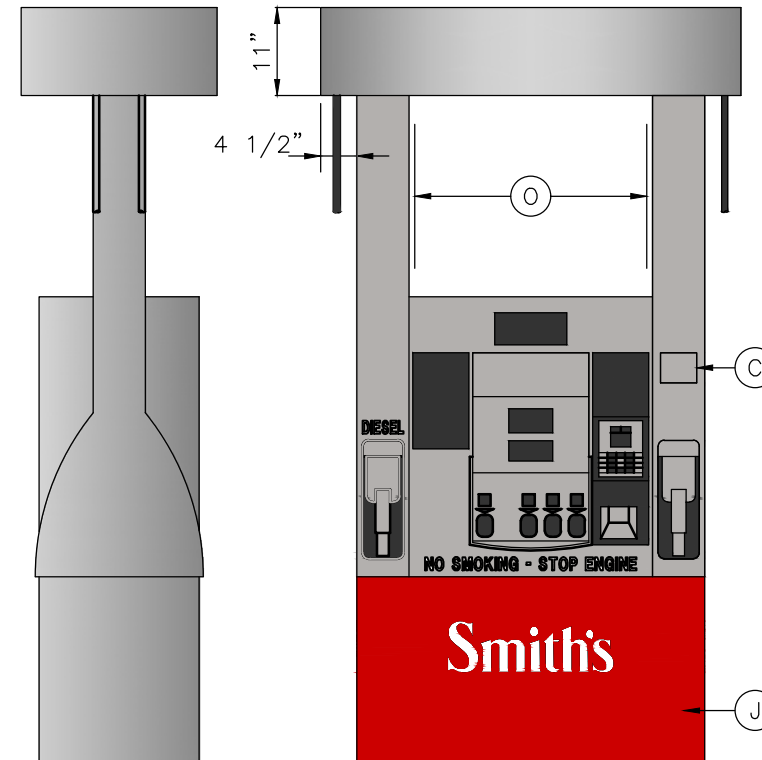
5 RIGHT (WEST) ELEVATION
SCALE: 1/8"=1'-0"



6 FRONT (NORTH) ELEVATION
SCALE: 1/8"=1'-0"



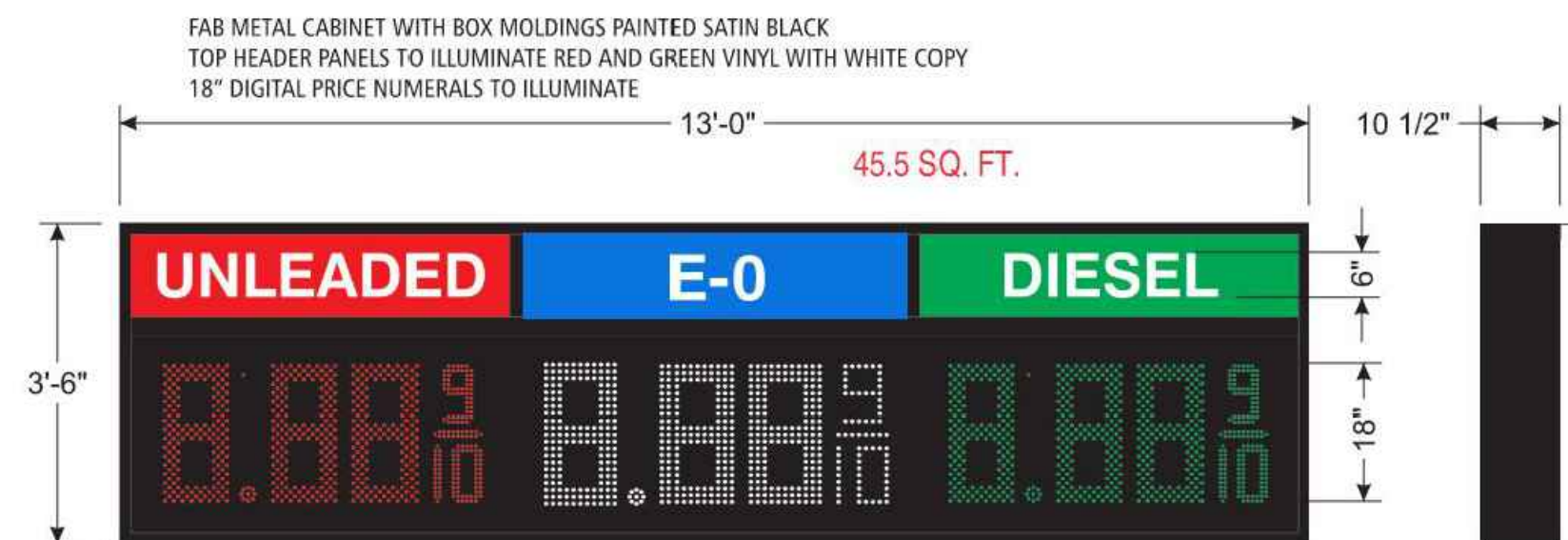
7 REAR (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"



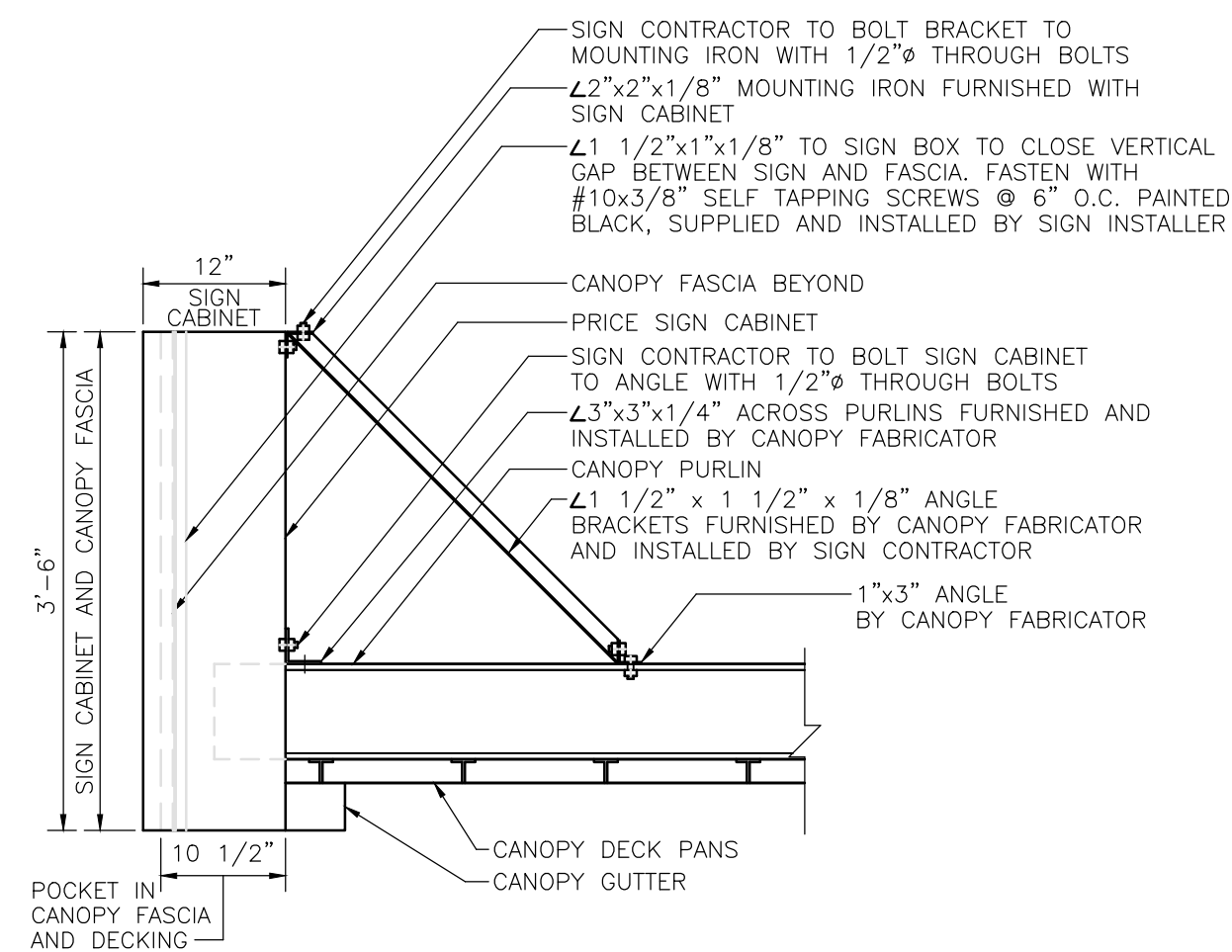
SIDE FRONT
3 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	NOT USED					
B	NOT USED					
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	NOT USED					
E	NOT USED					
F	NOT USED					
G	NOT USED					
H	NOT USED					
I	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	RED			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	PLATINUM			KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY FASCIA	PLATINUM			CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK (WALL)/ COLUMN BASE	DECORATIVE CONCRETE BLOCK			GENERAL CONTRACTOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS		RIVERSIDE		OWNER	GENERAL CONTRACTOR
S	CANOPY FASCIA	RED			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD - G.C. TO PAINT	SAFETY RED	OPW		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		LANDMARK SIGN ALLIANCE		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	NOT USED					
Y	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
Z	CANOPY COLUMNS - G.C. TO PAINT	ESSENTIAL GREY			GENERAL CONTRACTOR	GENERAL CONTRACTOR



8 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



9 SECTION AT CANOPY SIGN
NOT TO SCALE

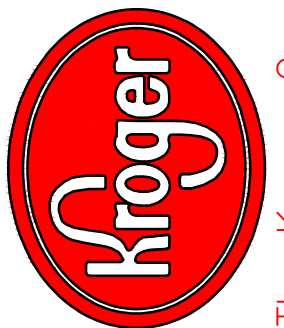
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NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

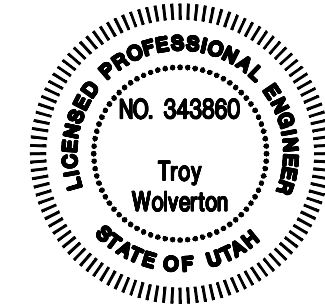


1385 West 2000 South, Suite 300
Salt Lake City, Utah 84119
(801) 521-8550 - awaeng.com

Smith's



The Kroger Co.
Denver, CO 80236
Fax: (303) 715-5905



REVISIONS

No.	DESCRIPTION	DRAWN BY	DATE

Project #:	
Designed By:	
Drawn By:	DC
Checked By:	
Date:	12 Jun, 2026
Scale:	FULL
Disk File:	SMC141 Exterior Elev.dwg
Model:	7MPD

Address:

EXTERIOR ELEVATIONS AND SIGNAGE

Drawing No.: A1

Smith's
FOOD & DRUG STORES

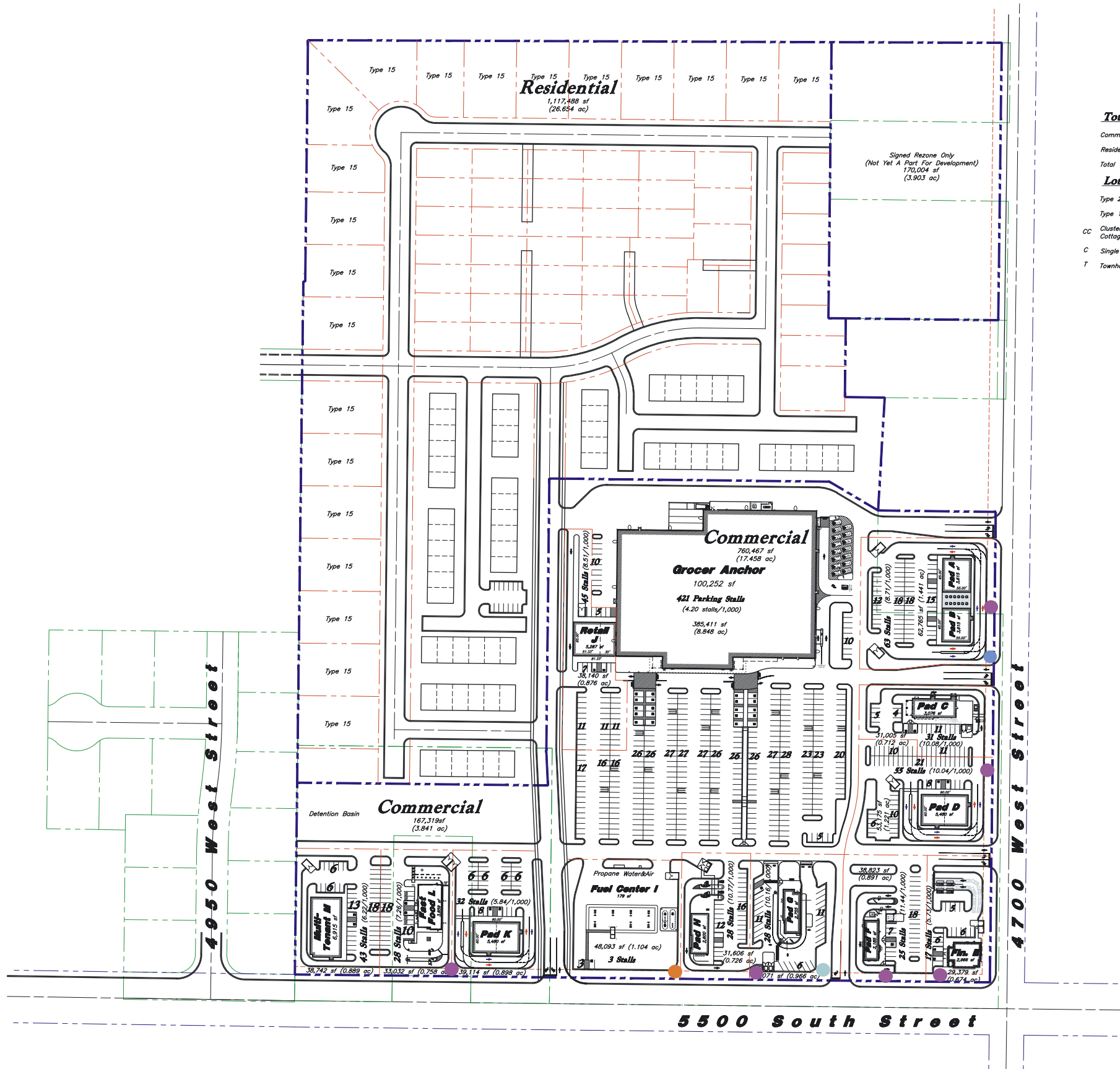
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

Attn: Roger Gough / Lucia Rodriguez

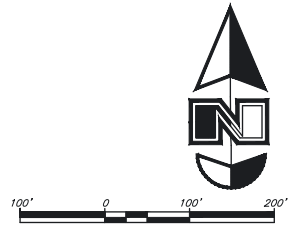
#141
Hooper, Utah

EXHIBIT ‘J’

(Sign Plans)



Total Area		
Commercial	967,325.66 sf. (22.21 acres)	46%
Residential	1,135,093.19 sf. (26.06 acres)	54%
Total	2,102,418.85 sf. (48.27 acres)	
Lot Type	Quantity	Min S.F
Type 20 (20,000 sf.)	0	N/A
Type 15 (15,000 sf.)	21	12,808.98 (0.29 acres)
CC Clustered Single Family Cottages (8 Clustered Max)	28	4,352.42 (0.10 acres)
C Single Family Cottages	17	5,220.00 (0.12 acres)
T Townhomes (6 Attached Max)	63	1,500 per Townhome 4 Townhome = 60,000 (1.38 acres)
Total	129	
Density	4.95/acre	

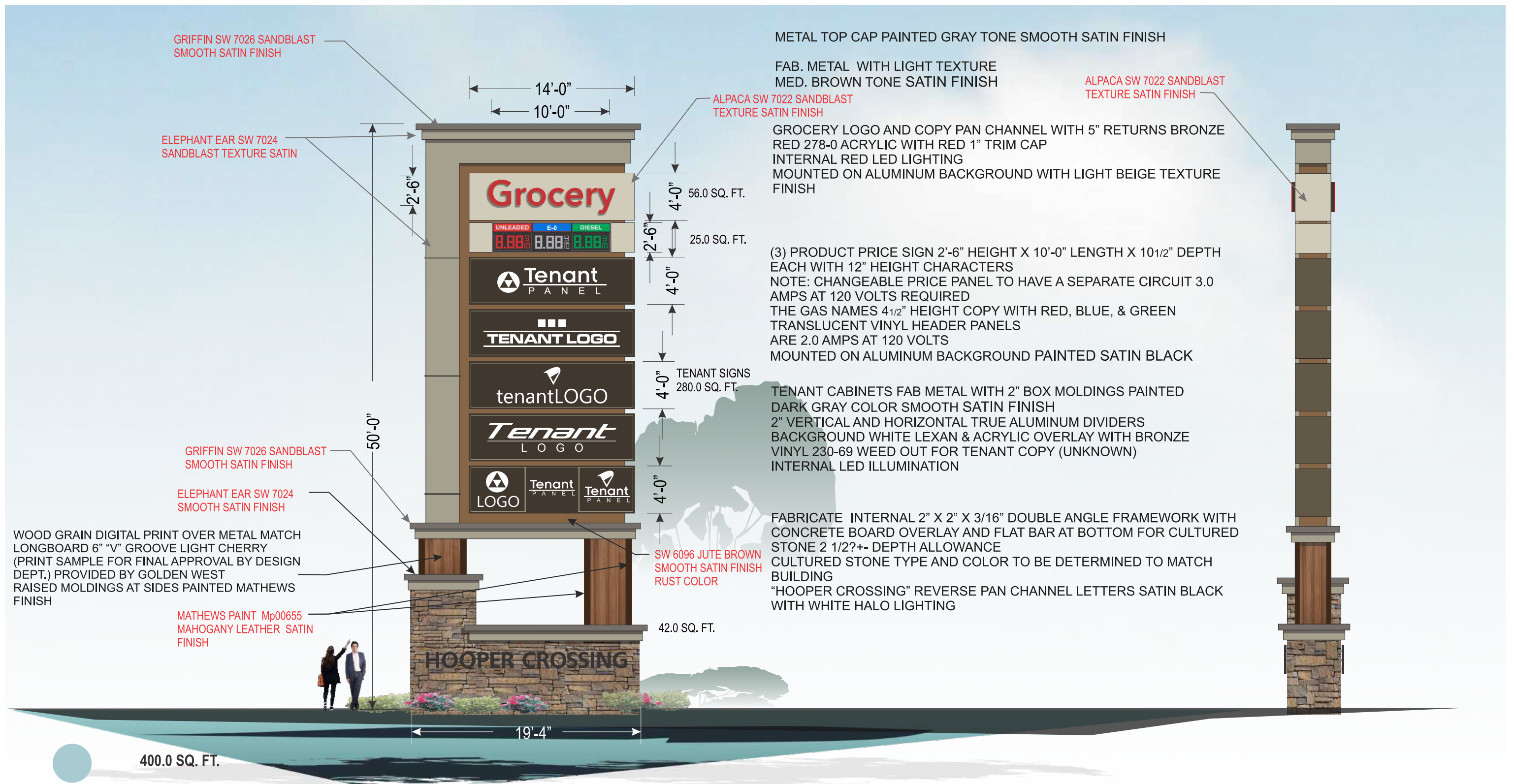


SIGN LEGEND

- 50'-0" FT TALL ANCHOR GROCER / FUEL PRICING/ MULTI-TENANT PYLON SIGN (5500 SOUTH STREET)
- 30"-0" FT TALL ANCHOR GROCER / FUEL PRICING/ MULTI-TENANT PYLON SIGN (4700 WEST STREET)
- 8'-9" TALL ANCHOR FUEL CENTER PRICE SIGN
- 8'-0" TALL PAD USER / MULTI-TENANT MONUMENT SIGN

EXHIBIT 'H'





PYLON SIGN ELEVATION (5500 SOUTH STREET)
SCALE: 1/8"=1'-0"

EXHIBIT 'H'





NIGHT VIEW SCALE: 1/8"=1'-0"

EXHIBIT 'H'



golden west

ELECTRICAL SIGN COMPANY

"Industry leader in manufacturing and sign service since 1946"

www.goldenwestsigns.com

project name & location	HOOPER CROSSING SMITH'S #141 5500 SOUTH 4700 WEST HOOPER, UTAH
file name	j\design 2026\Smith's\141\New Sign Concepts.cdr
manuf. file name	

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authorized signature _____	date approved _____

sales rep bob moore
designer mack bachman
complete date: 08/10/2026
revision date:



design number

#141



METAL TOP CAP PAINTED GRAY TONE SMOOTH SATIN FINISH

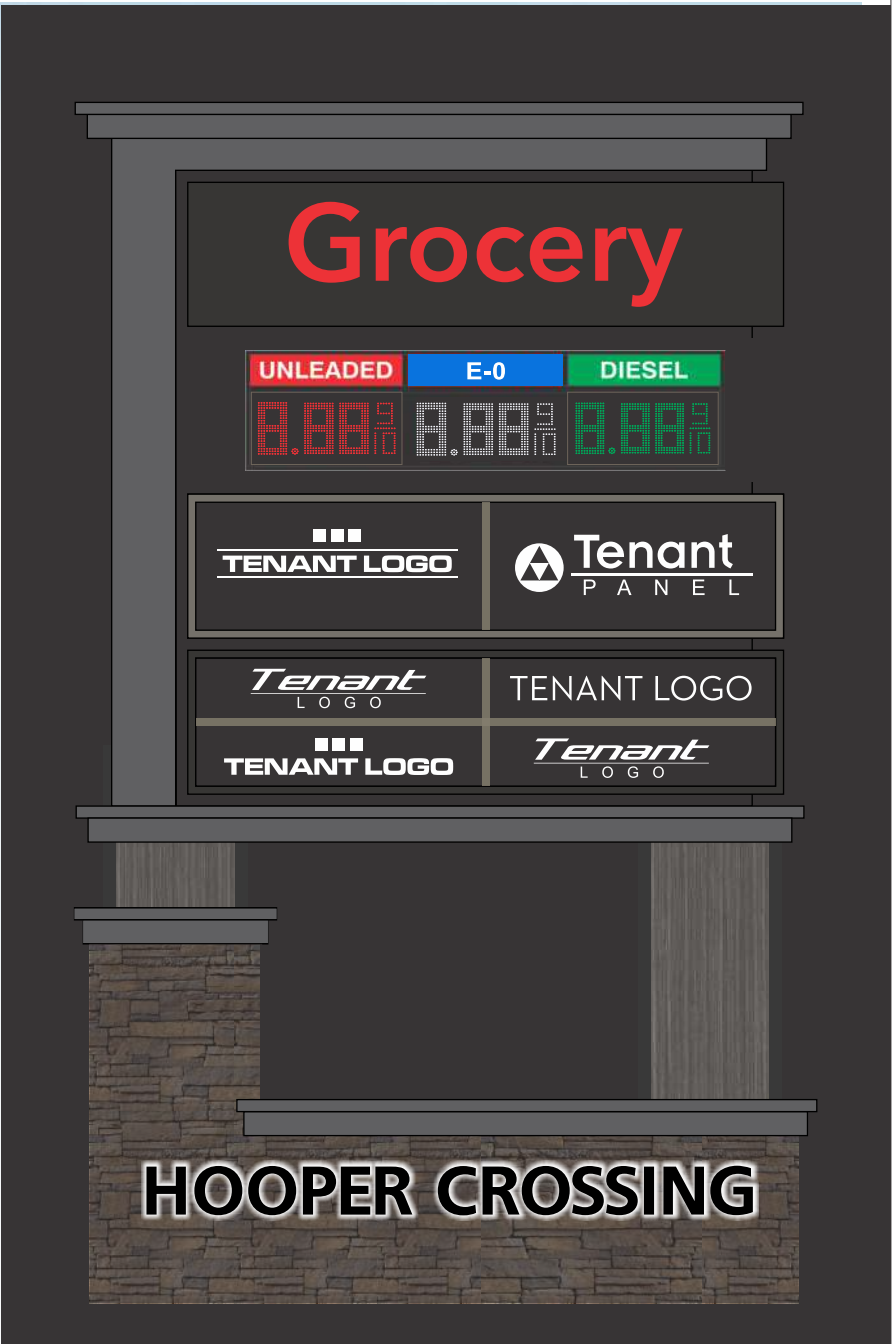
FAB. METAL WITH LIGHT TEXTURE
MED. BROWN TONE SATIN FINISH

LOGO AND COPY PAN CHANNEL WITH 5" RETURNS BRONZE
RED 278-0 ACRYLIC WITH RED 1" TRIM CAP
INTERNAL RED LED LIGHTING
MOUNTED ON ALUMINUM BACKGROUND WITH LIGHT BEIGE TEXTURE FINISH

(3) PRODUCT PRICE SIGN 2'-6" HEIGHT X 10'-0" LENGTH X 10 1/2" DEPTH EACH WITH 12" HEIGHT CHARACTERS
NOTE: CHANGEABLE PRICE PANEL TO HAVE A SEPARATE CIRCUIT 3.0 AMPS AT 120 VOLTS REQUIRED
THE GAS NAMES 4 1/2" HEIGHT COPY WITH RED, BLUE, & GREEN TRANSLUCENT VINYL HEADER PANELS
ARE 2.0 AMPS AT 120 VOLTS
MOUNTED ON ALUMINUM BACKGROUND PAINTED SATIN BLACK

TENANT CABINETS FAB METAL WITH 2" BOX MOLDINGS PAINTED DARK GRAY COLOR SMOOTH SATIN FINISH
2" VERTICAL AND HORIZONTAL TRUE ALUMINUM DIVIDERS
BACKGROUND WHITE LEXAN & ACRYLIC OVERLAY WITH BRONZE VINYL 230-69
WEED OUT FOR TENANT COPY (UNKNOWN)
INTERNAL LED ILLUMINATION

FABRICATE INTERNAL 2" X 2" X 3/16" DOUBLE ANGLE FRAMEWORK WITH CONCRETE BOARD OVERLAY AND FLAT BAR AT BOTTOM FOR CULTURED STONE 2 1/2?+- DEPTH ALLOWANCE
CULTURED STONE TYPE AND COLOR TO BE DETERMINED TO MATCH BUILDING
"HOOPER CROSSING" REVERSE PAN CHANNEL LETTERS SATIN BLACK WITH WHITE HALO LIGHTING



NIGHT VIEW SCALE: 1/4"=1'-0"

200.0 SQ. FT.

PYLON SIGN ELEVATION (4700 WEST STREET)
SCALE: 1/8"=1'-0"

EXHIBIT 'H'

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"Industry leader in manufacturing and sign service since 1946"
www.goldenwestsigns.com

project name & location	HOOPER CROSSING SMITH'S #141 5500 SOUTH 4700 WEST HOOPER, UTAH
file name	j\design 2026\Smith's\141\New Sign Concepts.cdr
manuf. file name	

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authorized signature _____	date approved _____

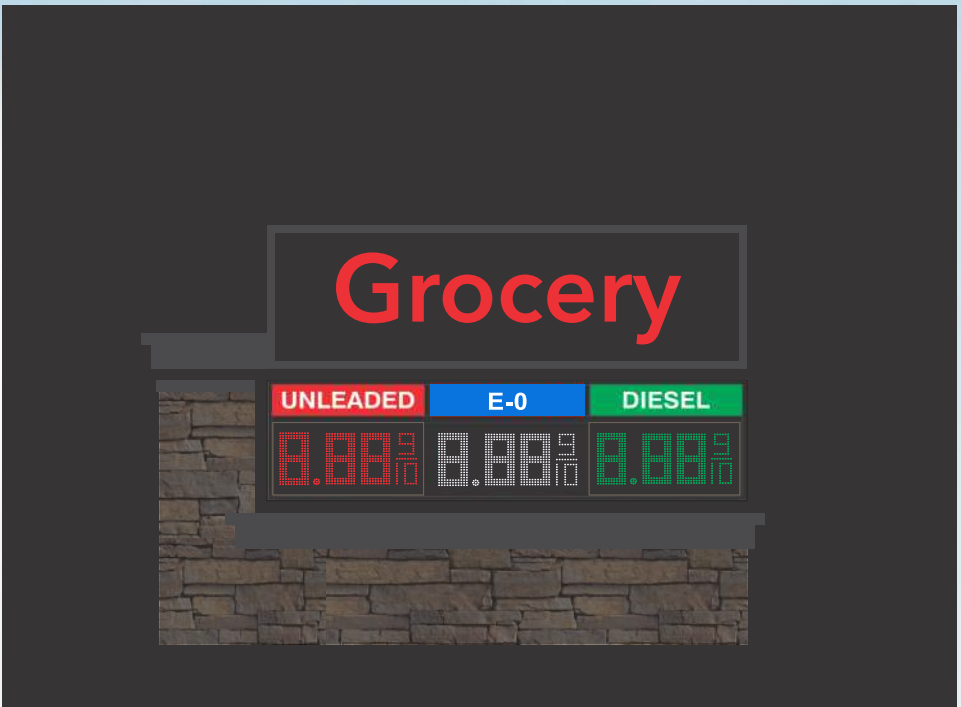
sales rep bob moore
designer mack bachman
complete date: 08/10/2026
revision date:



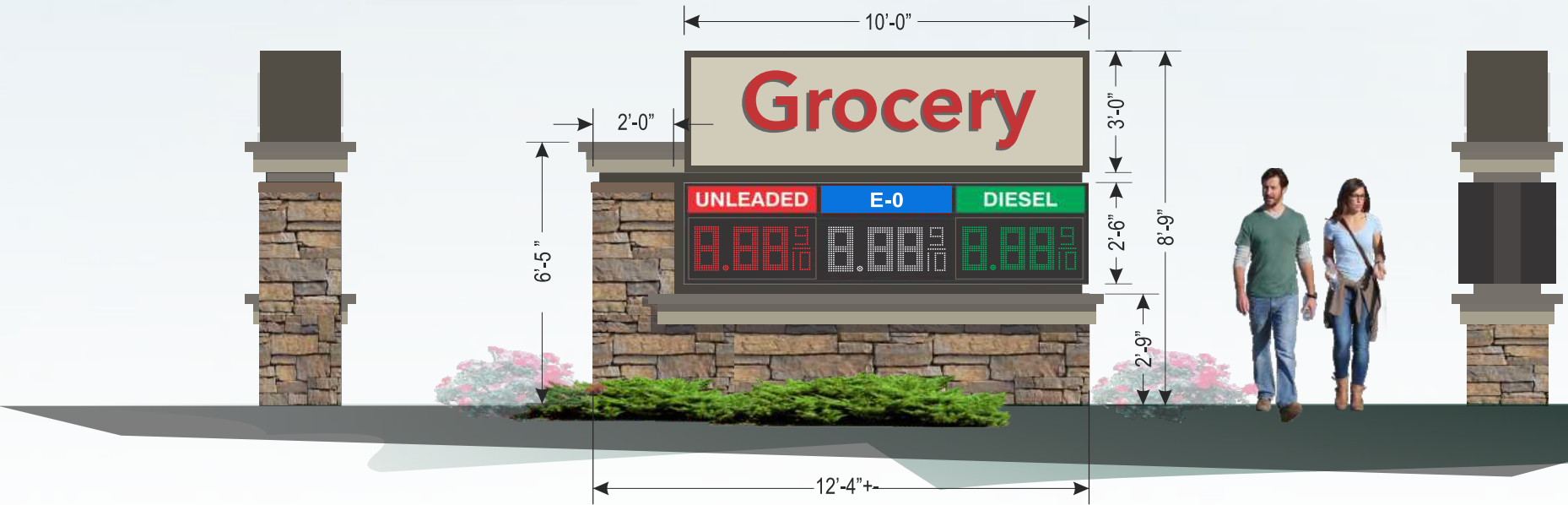
design number
#141

TOP SIGN CABINET FAB. METAL WITH 2" BOX MOLDINGS PAINTED BRONZE
ALUMINUM BACKGROUND ROUTED FOR PUSH THRU 3/4" CLEAR ACRYLIC OVERLAY WITH RED VINYL FIRST AND SECOND SURFACE
INTERNAL LED ILLUMINATION

(3) PRODUCT PRICE SIGN 2'-6" HEIGHT X 10'-0" LENGTH X 10 1/2" DEPTH
EACH WITH 12" HEIGHT CHARACTERS
NOTE: CHANGEABLE PRICE PANEL TO HAVE A SEPARATE CIRCUIT 3.0 AMPS AT 120 VOLTS REQUIRED
THE GAS NAMES 4 1/2" HEIGHT COPY WITH RED, BLUE, & GREEN TRANSLUCENT VINYL HEADER PANELS
ARE 2.0 AMPS AT 120 VOLTS
MOUNTED ON ALUMINUM BACKGROUND PAINTED SATIN BLACK



NIGHT VIEW SCALE: 1/4"=1'-0"



FABRICATE INTERNAL 2" X 2" X 3/16" DOUBLE ANGLE FRAMEWORK WITH CONCRETE BOARD OVERLAY AND FLAT BAR AT BOTTOM FOR CULTURED STONE 2 1/2" +/- DEPTH ALLOWANCE
CULTURED STONE TYPE AND COLOR TO BE DETERMINED TO MATCH BUILDING
"HOOPER CROSSING" REVERSE PAN CHANNEL LETTERS SATIN BLACK WITH WHITE HALO LIGHTING



12 FT TENANT MONUMENT SIGN SCALE: 1/4"=1'-0"

EXHIBIT 'H'

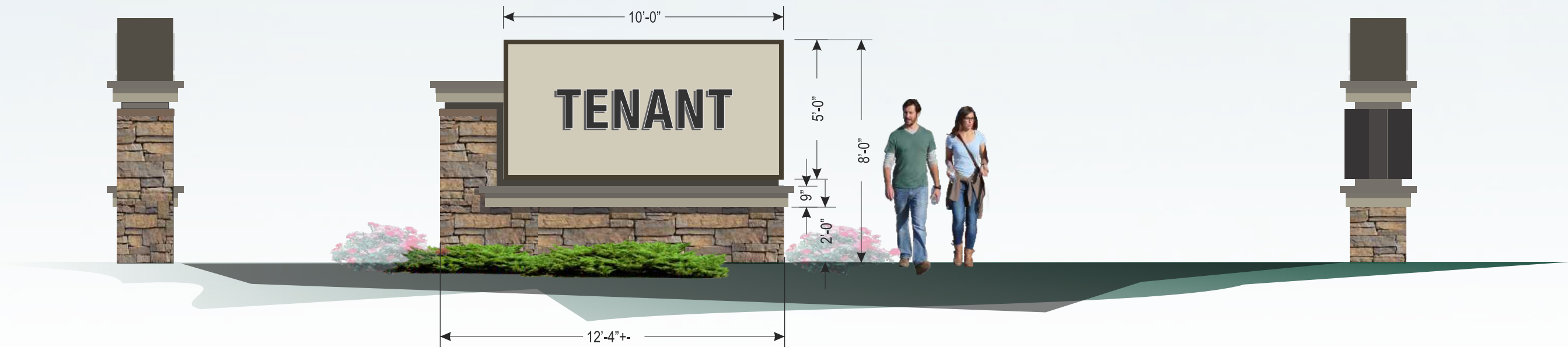
 golden west ELECTRICAL SIGN COMPANY "Industry leader in manufacturing and sign service since 1946" www.goldenwestsigns.com	project name & location HOOPER CROSSING SMITH'S #141 5500 SOUTH 4700 WEST HOOPER, UTAH		this artwork is produced under federal copyright laws & cannot be reproduced in whole or in part without permission of golden west advertising inc. all photos are to approximate scale.		sales rep bob moore				design number #141
	file name j:\design 2026\Smith's\141\New Sign Concepts.cdr manuf. file name		authorized signature _____	date approved _____	complete date: 08/10/2026 revision date:				

TENANT PAD SIGN CABINET FAB. METAL WITH 2" BOX MOLDINGS
PAINTED BRONZE
CONFIRM ACRYLIC FACE OVERLAY WITH BEIGE VINYL WEEDED OUT
FOR TENANT COPY WITH WHITE OUTLINE
TENANT COPY UNKNOWN AT THIS TIME
INTERNAL LED ILLUMINATION

FABRICATE INTERNAL 2" X 2" X 3/16" DOUBLE ANGLE FRAMEWORK WITH
CONCRETE BOARD OVERLAY AND FLAT BAR AT BOTTOM FOR CULTURED
STONE 2 1/2?+- DEPTH ALLOWANCE
CULTURED STONE TYPE AND COLOR TO BE DETERMINED TO MATCH
BUILDING
"HOOPER CROSSING" REVERSE PAN CHANNEL LETTERS SATIN BLACK
WITH WHITE HALO LIGHTING



NIGHT VIEW SCALE: 1/4"=1'-0"



12 FT TENANT MONUMENT SIGN SCALE: 1/4"=1'-0"

EXHIBIT 'H'

EXHIBIT 'K'

(Roadway Cross Sections)

EXHIBIT 'L'

(Utility Infrastructure)

EXHIBIT 'M'

(Hooper Crossing Development Standards)

Design Standards

Hooper Crossing Development

Hooper City, Weber County, Utah

August 2026

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- Park Strips

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A. Introduction

The Master Development Agreement (MDA) for the Hooper Crossing Development (Project) was developed with the ability to adapt with flexibility to the changing market, and to cultural and commercial conditions during the course of the Project build-out. While the MDA allows a high degree of flexibility in layout and distribution of land uses throughout the site, the standards set forth herein (Design Standards) incorporate additional detail to guide development of the Project.

B. Project Standards

1. Design Review Committee

Residential land within the Project will be subject to Covenants, Conditions and Restrictions (CC&Rs). The CC&R will establish a Design Review Committee (DRC), which DRC will make decisions by referring to the Design Standards but shall have the ability to reject any land use, building type or architectural elevations in accordance with the terms and conditions of the CC&Rs and Design Standards. The intent of the DRC is to ensure that the property is developed in a way that meets or exceeds the standards established by the MDA and to ensure a cohesive and quality development.

2. Purpose & Intent

These Design Standards will govern the site development, architectural, and landscape concepts for neighborhoods within the Project boundaries. Specific issues not addressed by the standards in Section C of these Design Standards will be subject to the applicable provisions of the Hooper Crossing Master Development Agreement (MDA) unless otherwise noted.

3. Modification of Design Standards

The Design Standards are subject to change when the Master Developer determines such changes are in the best interests of the Project. Any change in these standards shall be in writing or documented and shall be at the sole discretion of the Master Developer. Notwithstanding the foregoing, any modification of the Design Standards by the Master Developer will not change the Project Standards without the City's consent.

C. Residential Building & Site Standards

1. Scope & Authority

The Administrator shall review all Development Applications within the Project according to the standards outlined in this section. Any items not addressed in this section shall be reviewed in accordance with applicable provisions of the Hooper Crossing MDA. Administrator shall require a written statement of approval from the DRC stating compliance and approval for development by a third-party other than the Master Developer.

2. Residential Lot Design Standards

Minimum lot widths and setbacks shall be as follows (unless otherwise approved by the Administrator during plat approval for each phase):

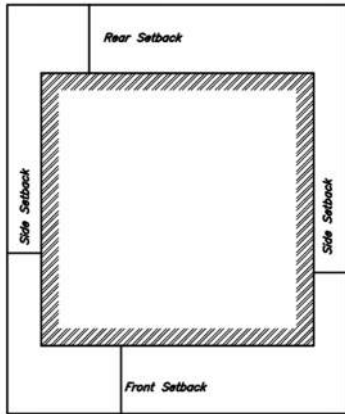
Lot Type	Min Lot Size	Front Setback (from right-of-way)	Rear Set-back	Side-yard Set-back	Lot Frontage*	Max Building Coverage
Type 15	15,000 Sq Ft	20' for living area; 25' from face of garage to sidewalk	30'	8' (minimum 18' between structures)	90'	60%
Type 12	12,000 Sq Ft	20' for living area; 25' from face of garage to sidewalk	30'	8' (minimum 16' between structures)	80'	60%
Type 10	10,000 Sq Ft	20'	20'	8' (minimum 14' between structures)	70'	60%
Patio Home (detached)	6,000 Sq Ft	20'	20'	5' (minimum 10' between structures)	55'	n/a
Patio Home (attached)	n/a Max 4 attached units	15'	15'	8' (minimum 16' between structures)	n/a	n/a
Clustered Single-family Cottages	n/a Max 6 clustered units	10' (from public right-of-way) 5' (from Private Driveway)	10'	Minimum 10' between structures	n/a	n/a
Town-homes	n/a Max 6 attached units	15'	10'	Minimum 10' between structures	n/a	n/a

**Measured at front setback line*

Note: Porches and patios can encroach into setbacks

3. Residential Lot Design Standards

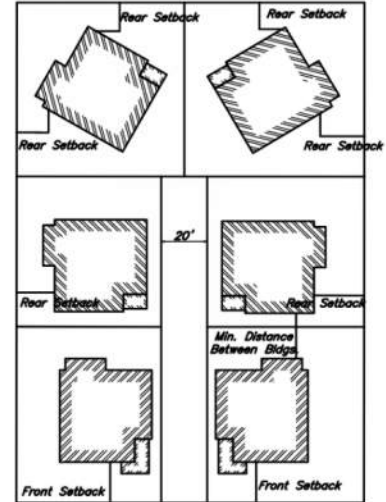
Typical setback measurements by product type:



Public Right-of-Way

Single Family Lots

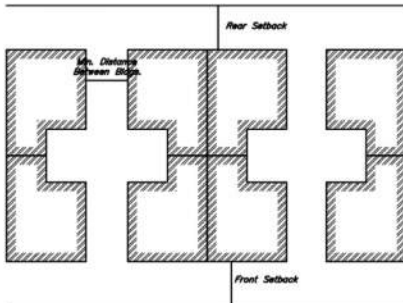
Type 16, Type 12, Type 10 & Patio Homes (Detached)



Public Right-of-Way

Clustered Single-Family Cottages

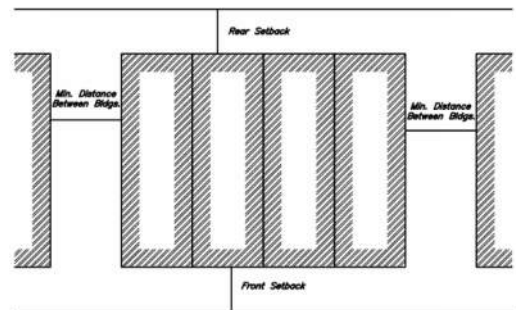
Typical 4 or 6 Homes (Clustered)



Public Right-of-Way

Patio Homes (Attached)

Typical



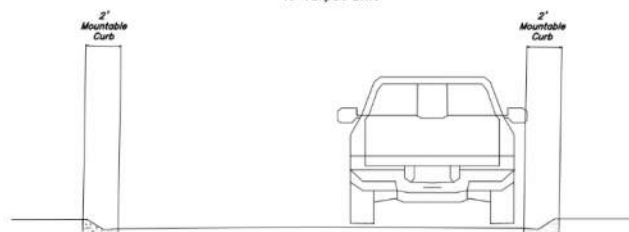
Public Right-of-Way

Townhomes

Maximum 4-pkts

20' Driveway

16' Asphalt Drive



Public Right-of-Way

Typical Alley Section A:A1

C. Residential Building & Site Standards *(continued)*

4. Residential Screening

For multi-family residential units that abut a collector street 80' wide or greater, a 6' wall or fence shall be required, along with required street tree plantings. Screening along any other street is not required for multi-family or single-family land uses.

5. Color

Use of color in residential external elevations is allowed. No restrictions on color may be applied to residential uses.

6. Architectural Detail

Detailing of architectural elevations shall be consistent with the architectural style of building.

7. Residential Lot Building Heights

Residential building height restrictions shall be as follows (unless otherwise approved by the Administrator):

Structure Type	Max Height including roof
Single-family Residential	35'
Accessory Building	20'
Multi-family	35'

Additional restrictions for accessory structures:

- Must be located in back yard
- 5' minimum setback off any property line
- Not to exceed maximum lot coverage

Building height is measured at the finished grade at the front two corners of the building to the ridgeline of the building.

8. Exterior Building & Architectural Elevation Standards

The City shall not impose architectural or aesthetic standards on the residences or other buildings within Project which exceed the building code provisions of the Hooper Crossing MDA. Without in anyway limiting the foregoing, and by way of example only, the following are approved materials and design features:

Exterior Building Material	Allowed
Brick / Stone	Y
Stucco	Y
Fiber-cement siding	Y
Prefinished metal siding (vinyl or aluminum)	Y
Exposed architectural concrete	Y
Colored / Textured CMU Block	Y

Architectural Building Elements	Allowed
Front-facing Garage (without restriction)	Y
Side-facing Garage	Y
Alley-loaded Garage	Y

C. Residential Building & Site Standards *(continued)*

9. Typical Architectural Elevations



C. Residential Building & Site Standards *(continued)*

10. Parking standards

Minimum parking spaces shall be as follows (unless otherwise approved by the Administrator):

Dwelling Type	Parking Required/Lot	Guest Parking Spaces	Notes
Single-family Residential (Detached)	2 sp/unit	0	Tandem parking to meet required parking is allowed behind garage spaced provided the space does not encroach into sidewalks or public rights-of-way
Multi-family Residential (Attached)	1.75 sp/unit	0.25 per unit	Tandem parking to meet required parking is allowed behind garage spaces provided the garage and tandem space are assigned to a specific unit and the space does not encroach into sidewalks or travel lanes.

11. Residential Landscape Standards

Side and Rear Setbacks

No landscape requirement shall apply to side or rear residential setbacks that do not abut a public right-of-way. These setbacks shall be landscaped at the discretion of the Master Developer and/or homeowner.

Park Strips

All park strips shall be installed per the master plan detail, Exhibit H, Page 7.

Plant Material Requirements

Plant Type	Minimum Size
Deciduous Trees (Med-Large)	2" caliper
Flowering Trees (Small-Med)	1.5" caliper
Shrubs	Dependent on variety, spaced to provide 80% coverage at maturity
Groundcover	Dependent on variety, spaced to provide 100% coverage within three growing seasons

Turf Grass

Turf grass should be selected for appropriate microclimate and consideration of water usage.

Erosion Control

Areas of slope greater than 30 percent shall utilize plantings, mulch or cobble to control and prevent erosion.

Replacement

Within the first growing season, any dead or removed plants within the public right-of-way shall be replaced with the same or like plant material originally specified. Modifications may be made based on micro site conditions.

Design Scale

Scale and nature of landscape materials shall be appropriate to the size of the structures to be landscaped. Large buildings shall be complemented by plant materials that will reach appropriate design scale at maturity.

Pedestrian Connectivity

- Pedestrian access from a public street shall be required to all commercial uses as required by Federal ADA Standards.
- All pedestrian crossings throughout the development shall be at-grade and shall be striped/painted per public works standards.
- Pedestrian walkways throughout the development shall be constructed as generally illustrated in the accompanying exhibits.

12. Double-fronted Residential Lots/Building Pads

Double-fronted residential lots or building pads are allowed.

D. Commercial Building & Site Standards

1. Scope & Authority

The Administrator shall review all applications for development within the project according to the standards outlined in this section. Any items not addressed in this section shall be reviewed in accordance with the applicable provisions of the Hooper Crossing MDA. The Administrator shall require a written statement of approval from the DRC stating compliance and approval for development by a third-party other than the Master Developer.

2. Commercial Lot Standards

Minimum lot sizes and setbacks shall be as follows (unless otherwise approved by the Administrator):

Lot Type	Min Lot Size	Front Setback	Rear Setback	Side-yard Setback	Max Building Coverage
Lot Type Flex	None	15' Min	10'	15'	60%

3. Commercial / Residential Mixed-Use Land Uses

Allowed and conditional land uses for the flex parcels in the Project (Mixed Use) shall follow the provisions of the Hooper Crossing MDA:

Land Use	Allowed
	Permitted without exception
	Permitted without exception

D. Commercial Building & Site Standards *(continued)*

4. Screening

Any portion of the rear elevation or loading area of a commercial use that abuts a public right-of-way shall be screened with a 6' wall or fence along the public right-of-way. Parking areas within 10' of a side or rear property line shall be screened with a wall or fence.

5. Commercial Building Heights

Building height restrictions shall be as follows (unless otherwise approved by the Administrator):

Building Type	Bldg Height	Height Measurement
Commercial	45'	Maximum height measured to top of building
Office	60'	

Building height is measured at finished grade of front two building corners.

6. Exterior Building & Architectural Elevation Standards

Building materials for Flex Village developments shall conform, at a minimum, to conditions of the Design Review Committee. The City shall not impose building or architectural elevation standards on the residences or other buildings within Project which exceed the building code provisions of the Hooper Crossing MDA. Without in anyway limiting the foregoing, and by way of example only, the following are approved external building materials:

Exterior Building Material	Allowed
Brick / Stone	Y
Wood	Y
Stucco	Y
Ornamental Metal Panels	Y
Fiber Cement Siding	Y
Precast Concrete	Y
Storefront door & window systems	Y

7. Parking Standards

Minimum parking spaces shall be as follows (unless otherwise approved by the Administrator):

Dwelling Type	Parking Required/ Net 1,000 Sq Ft
Retail	4 sp
Restaurant	7.5 sp
Office	4 sp

8. Commercial Landscape Standards

Minimum landscape standards shall be as follows (unless otherwise approved by the Administrator):

- 1) Min 5% landscape area within parking lots.
- 2) Landscape islands shall be required at the end of each parking row.
- 3) Landscape islands (min 6' width) shall be required every 20 spaces within a parking row.
- 4) Landscape plantings within parking areas shall require 1 tree for every 500 square feet of parking area. Such tree plantings may be located within the parking area if the landscape island is greater than 10' in width, or may be located around the perimeter of the parking area.
- 5) Water-wise plantings and xeriscape treatment are required in all interior parking islands. A minimum of 20% of landscape islands shall be live plant material, with an appropriate irrigation supply.

9. Commercial Landscape Area

A minimum of 10% of commercial land use area shall be landscaped with appropriate landscape treatments. Any parking lot landscaping shall be counted toward this requirement.

10. Commercial Signage

Signage standards shall be as follows (unless otherwise approved by the Administrator):

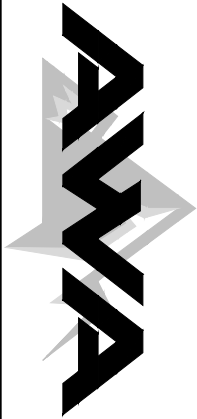
- 1) Ground-mounted/freestanding signs shall not exceed the maximum building height and shall be a minimum of 10' setbacks from property lines. Ground signs shall be placed so as to not infringe on the sight triangle at vehicular turning movements.
- 2) Signs attached to building facades shall not exceed 25% of the face area of each public facing facades.
- 3) All signs may be illuminated with indirect lighting or back lighting.

11. Double-fronted Commercial Lots/Building Pads

Double-fronted commercial lots or building pads are allowed.

EXHIBIT 'N'

(Outbuilding/Pad Prototypical Architectural Elevations)



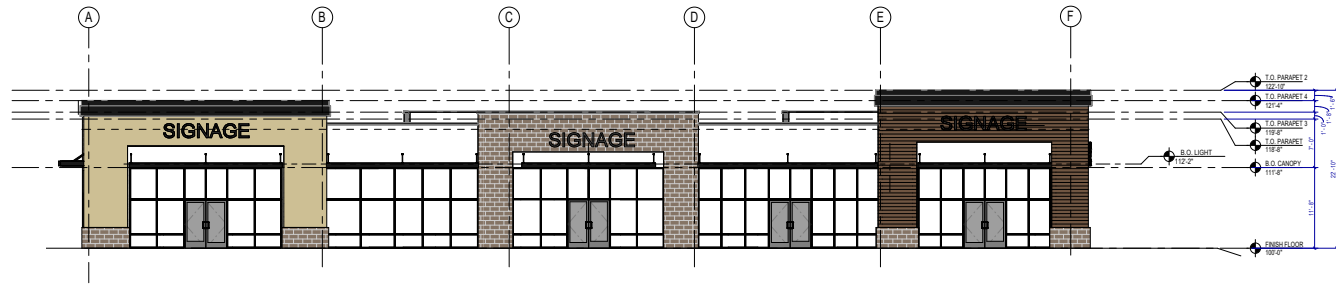
Out Pad Architectural Elevations

Sheet No.

Design By: TW

Drawn By: CV

15 Jan, 2026



MATERIAL LEGEND	
	FACTORY COLOR WHITE HARDY BOARD - COLOR MATCH GROCCER ANCHOR
	FACTORY COLOR TAN HARDY BOARD - COLOR MATCH GROCCER ANCHOR
	FACTORY COLOR GRAY HARDY BOARD - COLOR MATCH GROCCER ANCHOR
	FACTORY COLOR DARK TAN HARDY BOARD - MATCH GROCCER ANCHOR
	CMU - COLOR & STYLE MATCH GROCCER ANCHOR
	METAL PANEL

GENERAL NOTES - ELEVATIONS

- A. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
- B. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE (SEE SHEET A01)
- C. SEE ROOF PLAN FOR ALL ROOF SLOPES

KEYED NOTES

East "Front" Side

Door : 6%
CMU: 13%
Dark Tan Hardy Board: 10%
Tan Hardy Board: 10%
White Hardy Board: 15%
Metal Panel: 9%
Window: 37%



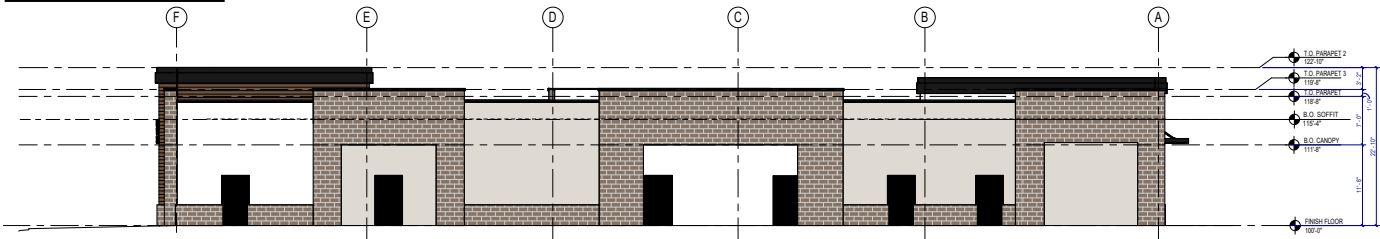
South "Left" Side

CMU: 34%
Dark Tan Hardy Board: 2%
Tan Hardy Board: 10%
White Hardy Board: 38%
Metal Panel: 5%
Window: 11%



North "Right" Side

Door "Essential Grey": 2%
CMU: 28%
Dark Tan Hardy Board: 19%
Tan Hardy Board: 2%
White Hardy Board: 21%
Metal Panel: 5%
Window: 23%



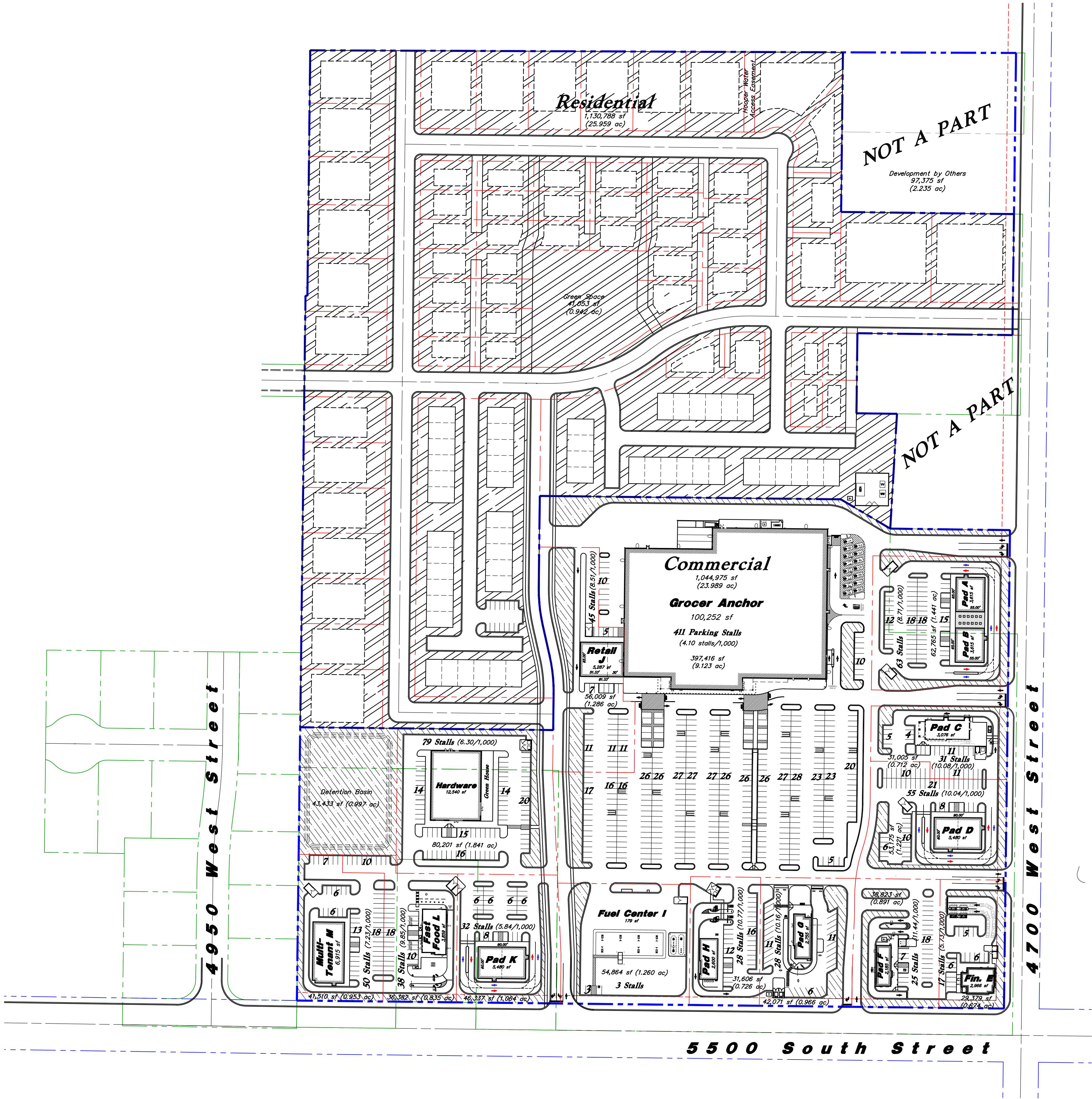
West "Rear" Side

CMU: 38%
Dark Tan Hardy Board: 2%
White Hardy Board: 16%
Grey Hardy Board: 31%
Metal Panel: 13%

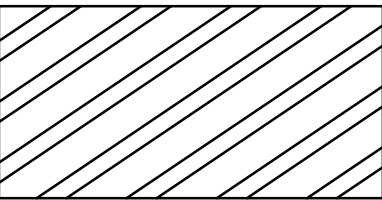
Exhibit 'L'

EXHIBIT 'O'

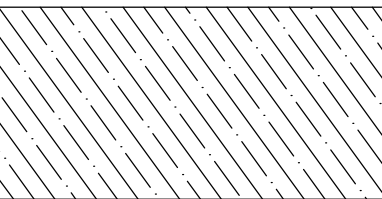
(Open Space Exhibit)



Legend



Residential Open Space



Commercial Open Space

Commercial

Total Area = 1,044,986 sf. (23.989 acres)
Open Space = 131,596 s.f. (3.021 acres) (12.60% Hatched)

Residential Open Space

Total Area = 1,130,809 sf. (25.959 acres)
Open Space = 1,112,162.29 s.f. (2.553 acres) (48.36 %)
Buildable Area = 577,566 s.f. (13.259 acres) (51.08 %)

Open Space = Total Residential Area — Total Buildable Area
= 25.959 Acres — 13.259 Acres
= 12.700 Acres

$$\text{Open Space \%} = \frac{\text{Total Open Space Area}}{\text{Total Residential Area}} = \frac{12.700 \text{ Acres}}{25.959 \text{ Acres}} * 100 = 48.92\%$$

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.

CLIENT INFORMATION:

Terra Strada

CLIENT LOGO:

Open Space Determination
Hooper Crossing
5500 South 4700 West
Hooper, Utah

Project No:	SMC141
Designer:	TW
PM:	TW
OCM:	XX
Final Review:	XX
smc141 Master Development Plan V	

3 Sep, 2026
EX 0

RESOLUTION No. R-2026-08

**AUTHORIZING A DEVELOPMENT AGREEMENT WITH TERRA STRADA, LLC
FOR THE DEVELOPMENT OF REAL PROPERTY IN HOOPER**

WHEREAS, Hooper City (“City”) desires to enter into a development agreement to protect the City’s interests during the development of certain real property in the City; and

WHEREAS, the City has vetted this development agreement and believes that it will help the City to get the project that is desired; and

WHEREAS, the City has reviewed and evaluated this development agreement and has found it to be in the best interest of the City and citizens of Hooper City to approve this Development Agreement with Terra Strada for the development of this real property (the “property”).

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

1. The development agreement which is being addressed concurrently with this resolution is hereby approved and the Mayor is authorized to execute this development agreement after the Developer has executed it.
2. That any actions taken heretofore in furtherance of this Resolution are hereby ratified.

PASSED AND ADOPTED by the City Council of Hooper, Utah, this **17th day of September, 2026**.

Sheri Bingham, Mayor

ATTEST:

Morghan Yeoman, City Recorder

Resolution No. R-2026-07

(Hooper Crossing Commercial & Residential Center - Approximately 4700 West 5500 South General Plan Amendment)

AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN FOR THE HOOPER CROSSING COMMERCIAL & RESIDENTIAL CENTER

WHEREAS, Hooper City (“City”) desires to amend the Future Land Use Map portion of the General Plan to guide orderly growth and land-use development within the City; and

WHEREAS, the City has vetted this proposed General Plan Amendment and believes that restricting the land-use changes solely to the specific sub-areas depicted on the approved map exhibit will help the City to get the project that is desired; and

WHEREAS, the City has reviewed and evaluated this General Plan Amendment and has found it to be in the best interest of the City and citizens of Hooper City to approve this amendment concurrently with a binding Master Development Agreement.

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

1. The Future Land Use Map portion of the Hooper City General Plan is hereby amended ONLY for those specific portions of real property located at approximately 4700 West 5500 South corresponding to the land use designations (Community Commercial and High Density Residential) as specifically depicted and bounded on Exhibit "A" attached hereto.
2. That the effectiveness of this General Plan Amendment is expressly conditioned upon the full execution and recording of the Master Development Agreement (MDA) for the Hooper Crossing Commercial & Residential Center by the Developer and the City, incorporating all modifications required by the City Council.
3. That any actions taken heretofore in furtherance of this Resolution are hereby ratified.

PASSED AND ADOPTED by the City Council of Hooper, Utah, this 17th day of September, 2026.

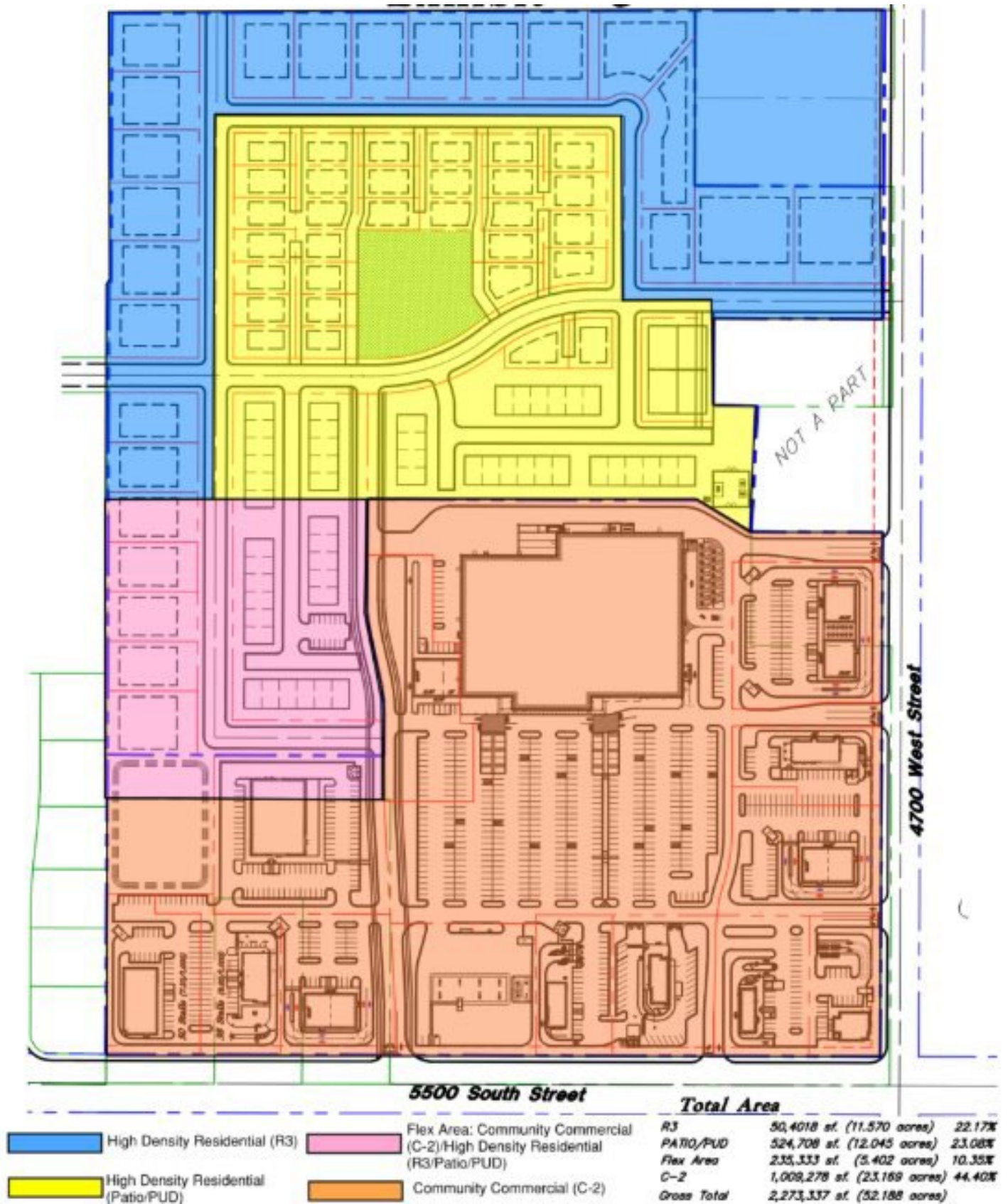
	AYE	NAY	ABSENT	ABSTAIN
Dale Fowers	_____	_____	_____	_____
Ray Hancock	_____	_____	_____	_____
Ryan Hill	_____	_____	_____	_____
Matt Kilts	_____	_____	_____	_____
Larry Ropelato	_____	_____	_____	_____

SHERI BINGHAM, Mayor

ATTEST

MORGHAN YEOMAN, City Recorder

Exhibit A



ORDINANCE NO. O-2026-05

(Hooper Crossing Commercial & Residential Center - Approximately 4700 West 5500 South Rezone)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PORTIONS OF PARCELS 090750236, 090750187, 090750259, 090750196, 090750280, 090750281, 090750282, 090750283, 090750284, 090750285, AND 090750266 LOCATED AT APPROXIMATELY 4700 W 5500 S FROM LOW DENSITY RESIDENTIAL (R1) TO COMMUNITY COMMERCIAL (C-2), HIGH DENSITY RESIDENTIAL (R3), AND PLANNED UNIT DEVELOPMENT (PUD), AS SPECIFICALLY DELINEATED ON THE APPROVED ZONING MAP EXHIBIT; CONDITIONING EFFECTIVENESS UPON EXECUTION OF A MASTER DEVELOPMENT AGREEMENT; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

WHEREAS, the City has been petitioned for a change in the zoning classification for the property described herein; and

WHEREAS, the Planning Commission has reviewed the petition and has recommended that the petition to rezone portions of said property from R1 to R3, PUD, and C2 be approved; and

WHEREAS, the Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

WHEREAS, the requested zoning map amendment is considered concurrently with a binding Master Development Agreement (MDA) that establishes project-specific development standards, density caps, sign restrictions, commercial phasing, and utility obligations; and

WHEREAS, the City Council has determined that granting this zoning map amendment solely as depicted on Exhibit "A" and expressly conditioned upon the full execution of the Master Development Agreement is rational, reasonable, and in furtherance of the general health, safety, and welfare of the citizenry; and

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the Council has determined that this amendment is rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

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

SECTION 1. Repealer. If any provision of Hooper City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

SECTION 2. Enactment.

A. The City Zoning Map is hereby amended by changing the zoning classification of the real property described in the attached legal descriptions (the "Property") from Low Density Residential (R1) ONLY to the specific zoning classifications (C-2, R3, and PUD) applied to each corresponding parcel segment as specifically depicted, delineated, and bounded on the Zoning Map attached hereto as Exhibit "A" and incorporated herein by this reference. No single parcel or portion of the Property shall receive a zoning classification other than the specific zone designated for that location on Exhibit "A."

B. Mandatory Development Agreement Condition. The zoning map amendment enacted herein is expressly conditioned upon the full execution, delivery, and recording of the Master Development Agreement (MDA) for The Hooper Crossing Commercial & Residential Center by the City and the Developer, incorporating all modifications required by the City Council. This ordinance shall not take effect, nor shall any rights vest or zoning map changes be recorded, until said MDA is fully executed and recorded in the official records of Weber County.

Legal Descriptions:

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, BEGINNING AT A POINT SOUTH 00D43'29" WEST ALONG THE SECTION LINE 1833.11 FEET AND NORTH 89D21'03" WEST 1324.64 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER AS MONUMENTED, RUNNING THENCE NORTH 00D42'13" EAST 486.67 FEET ALONG THE EAST LINE OF MARLEE ESTATES, THENCE SOUTH 89D21'03" EAST 485.22 FEET, THENCE SOUTH 00D38'57" WEST 486.67, THENCE NORTH 89D21'03" WEST 150.00 FEET, THENCE NORTH 00D38'57" EAST 50.00 TO THE SOUTH LINE OF COLLARDS COVE SUBDIVISION, THENCE NORTH 89D21'03" WEST 150.00 FEET ALONG THE SOUTH LINE OF COLLARDS COVE SUBDIVISION, THENCE SOUTH 00D38'57" WEST 50.00 FEET, THENCE NORTH 89D21'03" WEST 185.67 FEET TO THE POINT OF BEGINNING. EXCEPTING ALL OF LOT 1, COLLARDS COVE, WEBER COUNTY, UTAH. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]

ALL OF LOT 1, COLLARD'S COVE, WEBER COUNTY, UTAH.

ALL OF LOT 1, KELLI CORNER, WEBER COUNTY, UTAH.

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT SOUTH 0D43'29" WEST 1353.58 FEET AND NORTH 89D21'03" WEST 839.62 FEET FROM THE FOUND WEBER COUNTY BRASS CAP MONUMENT LOCATED AT THE CENTER OF SAID SECTION 17 AND RUNNING; THENCE NORTH 89D21'03" WEST 242.63 FEET; THENCE NORTH 0D40'46" EAST 179.65 FEET; THENCE SOUTH 89D21'03" EAST 242.54 FEET; THENCE SOUTH 0D38'57" WEST 179.65 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 43,580 SQUARE FEET 1.00 ACRES.

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST LINE OF MAR LEE ESTATES SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS E#2158092 IN BOOK 63 AT PAGE 18, SAID POINT BEING SOUTH 0D43'29" WEST 1353.58 FEET AND NORTH 89D21'03" WEST 1324.88 FEET FROM THE FOUND WEBER COUNTY BRASS CAP MONUMENT LOCATED AT THE CENTER OF SAID SECTION 17 AND RUNNING; THENCE NORTH 0D42'13" EAST 179.65 FEET ALONG SAID EAST LINE OF MAR LEE ESTATES SUBDIVISION; THENCE SOUTH 89D21'03" EAST 242.56 FEET; THENCE SOUTH 0D40'46" WEST 179.65 FEET; THENCE NORTH 89D21'03" WEST 252.63 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 43,582 SQUARE FEET 1.00 ACRES.

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE FOUND WEBER COUNTY BRASS CAP MONUMENT LOCATED AT THE CENTER OF SAID SECTION 17 AND RUNNING: THENCE SOUTH 89D47'40" EAST 16.50 FEET; THENCE SOUTH 0D43'29" WEST 152.10 FEET TO THE NORTH LINE OF KELLI CORNER SUBDIVISION AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY #1479400 IN BOOK 44 AT PAGE 88; THENCE NORTH 89D16'31" WEST 340.40 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID KELLI CORNER SUBDIVISION; THENCE NORTH 0D43'29" EAST 149.07 FEET TO THE NORTH SECTION LINE OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE SOUTH 89D46'57" EAST 323.91 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 51,259 SQUARE FEET 1.176 ACRES.

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 0D43'29" WEST 301.83 FEET FROM THE FOUND WEBER COUNTY BRASS CAP MONUMENT LOCATED AT THE CENTER OF SAID SECTION 17 AND RUNNING; THENCE SOUTH 89D17'47" EAST 16.39 FEET; THENCE SOUTH 0D43'29" WEST 226.77 FEET; THENCE NORTH 89D18'39" WEST 340.40 FEET; THENCE NORTH 0D43'29" EAST 226.86 FEET; THENCE SOUTH 89D17'47" EAST 323.90 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 77,207 SQUARE FEET 1.772 ACRES.

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HOOPER CITY, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 17, AND RUNNING THENCE SOUTH 0D43'29" WEST 1088.23 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0D43'29" WEST 24.45 FEET; THENCE NORTH 89D16'32" WEST 229.23 FEET; THENCE NORTH 2D00'22" EAST 218.66 FEET; THENCE SOUTH 0D43'29" WEST 194.16 FEET; THENCE SOUTH 89D16'31" EAST 224.34 FEET TO SAID SECTION LINE AND THE POINT OF BEGINNING. CONTAINS 6,020 SQUARE FEET OR 0.138 ACRES.

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 89D47'03" WEST 323.91 FEET FROM THE FOUND WEBER COUNTY BRASS MONUMENT LOCATED AT THE CENTER OF SAID SECTION 17; AND RUNNING THENCE SOUTH 0D43'29" WEST 525.93 FEET; THENCE SOUTH 89D18'39" EAST 33.41 FEET; THENCE SOUTH 0D41'21" WEST 150.00 FEET; THENCE SOUTH 89D18'39" EAST 75.95 FEET TO THE WEST LINE OF TRISH'S ACRE, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, AS ENTRY NO. 1566702, IN BOOK 47, AT PAGE 99; THENCE SOUTH 03D21'25" WEST 215.46 FEET ALONG SAID WEST LINE TO A WOOD HUB WITH ALATHE; THENCE SOUTH 02D00'22" WEST 218.76 FEET TO A T-POST; THENCE SOUTH 89D16'32" EAST 245.73 FEET; THENCE SOUTH 0D43'29" WEST 727.55 FEET TO THE CENTER LINE OF 5500 SOUTH STREET; THENCE NORTH 89D21'03" WEST 855.48 FEET ALONG SAID CENTER LINE; THENCE NORTH 0D38'57" EAST 66.32 FEET; THENCE NORTH 89D21'03" WEST 485.09 FEET TO THE EAST LINE OF MAR LEE ESTATE SUBDIVISION, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, AS ENTRY NO. 2158092, IN BOOK 63 AT PAGE 18; THENCE NORTH 0D42'13" EAST 704.11 FEET ALONG SAID EAST LINE AND THE EAST LINE OF JENNY'S PARK SUBDIVISION, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, AS ENTRY NO. 216369, IN BOOK 63, AT PAGE 27 TO THE SOUTH LINE OF LAKESIDE PINES SUBDIVISION PHASE 5, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, AS ENTRY NO. 1475166, IN BOOK 44, AT PAGE 74; THENCE SOUTH 89D20'34" EAST 3.68 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 0D39'26" EAST 459.85 FEET ALONG SAID EAST LINE AND THE EAST LINE OF LAKESIDE PINES SUBDIVISION PHASE 4, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, AS ENTRY NO. 1475165, IN BOOK 44, AT PAGE 73, AND THE EAST LINE OF LAKESIDE PINES SUBDIVISION PHASE 3, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, AS ENTRY NO. 1475164, IN BOOK 44, AT PAGE 72, TO THE NORTH SECTION LINE OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE SOUTH 89D46'57" EAST 998.27 FEET ALONG SAID NORTH SECTION LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING: THAT PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, AS ENTRY NO. 3116831, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER SECTION LINE BETWEEN THE CENTER AND SOUTH QUARTER CORNERS OF SAID SECTION 17 AND ALSO ON THE WEST RIGHT OF WAY LINE OF 4700 WEST STREET, SAID POINT BEING SOUTH 0D43'29" WEST 528.60 FEET FROM THE CENTER OF SAID SECTION 17; AND RUNNING THENCE SOUTH 89D18'39" EAST 16.50 FEET; THENCE SOUTH 0D43'29" WEST 150.00 FEET; THENCE NORTH 89D18'39" WEST 306.90 FEET; THENCE NORTH 0D41'21" EAST 150 FEET; THENCE SOUTH 89D18'39" EAST 290.49 FEET TO THE WESTERLY RIGHT OF WAY LINE AND TO THE POINT OF BEGINNING. LESS & EXCEPTING: PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF 4700 WEST STREET, SAID POINT BEING 1346.047 FEET SOUTH 0D43'29" WEST ALONG THE QUARTER SECTION LINE BETWEEN THE CENTER AND THE SOUTH QUARTER CORNERS OF SAID SECTION 17 AND 13.55 FEET NORTH 89D16'31" WEST FROM THE CENTER QUARTER OF SAID SECTION 17 AND RUNNING THENCE SOUTH 0D26'18" WEST ALONG SAID WESTERLY RIGHT OF WAY 100.00 FEET; THENCE NORTH 89D25'53" WEST 100.00 FEET; THENCE NORTH 0D26'18" EAST 100.00 FEET; THENCE SOUTH 89D25'53" EAST 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,000 SQUARE FEET OR 0.230 ACRES MORE OR LESS. PARCEL

CONTAINS 1,797,991 SQUAREFEET, 41.28 ACRES MORE OR LESS.

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF 4700 WEST STREET, SAID POINT BEING 1346.047 FEET SOUTH 00D43'29" WEST ALONG THE QUARTER SECTION LINE BETWEEN THE CENTER AND THE SOUTH QUARTER CORNERS OF SAID SECTION 17 AND 13.55 FEET NORTH 89D16'31" WEST FROM THE CENTER QUARTER OF SAID SECTION 17 AND RUNNING THENCE SOUTH 00D26'18" WEST ALONG SAID WESTERLY RIGHT OF WAY 100.00 FEET; THENCE NORTH 89D25'53" WEST 100.00 FEET; THENCE NORTH 00D26'18" EAST 100.00 FEET; THENCE SOUTH 89D25'53" EAST 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,000 SQUARE FEET OR 0.230 ACRES MORE OR LESS.

SECTION 3. Severability. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

SECTION 4. Effective Date. This ordinance and associated zoning map amendment shall become effective only upon satisfaction of the condition precedent in Section 2(B) (execution and recording of the MDA), followed by publication or posting as required by law.

PASSED AND ADOPTED BY THE HOOPER CITY COUNCIL ON SEPTEMBER 16, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Dale Fowers	_____	_____	_____	_____
Ray Hancock	_____	_____	_____	_____
Ryan Hill	_____	_____	_____	_____
Matt Kilts	_____	_____	_____	_____
Larry Ropelato	_____	_____	_____	_____

SHERI BINGHAM, Mayor

ATTEST

MORGHAN YEOMAN, City Recorder

EXHIBIT A Zoning Map

