HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE
HOOPER CITY

ZONING MAP

Petition # _____ Parcel # 16010 0040 / 10010 0072

Date Submitted 7/18/18

Address of Site 4845S 5900W

Applicant's Name ALLAN ILARRAS

Phone # [redacted] Cell Phone# [redacted] Fax # _____

Address: [redacted] E-mail [redacted]

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

****

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

****

Present Zoning of Property: R1 Proposed Zoning of Property R2 Acreage of Property 3.9

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

Reason why Re-zone is requested: SUB DIVIDE

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

Signature of Applicant

Signature of Property Owner

I Authorize Allen Karres to act as my representative in all matters relating to this application

Signature of Property Owner

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

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

****

APPLICATION REQUIREMENTS FOR ZONING MAP CHANGES

1. The property owner shall submit to the city office the following items at lease four (4) weeks before a Planning Commission Meeting. The Commissioners meet on the 2nd Thursday of each month unless otherwise specified.
   A. An application formally requesting a zoning change and stating the reasons for the request.
   B. A property plat of the area of the requested zone change. Plats are available at the Weber County Recorders Office or on the Weber County website. **www1.co.weber.ut.us**
   C. A legal description of the subject property.
   D. A re-zoning fee as indicated on the zoning application.
   E. **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides and back of property lines.**
   F. Postage stamps for each address. The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You can get the address off the Weber County Website and go to Geo Gizmo. They must be mailing addresses not property addresses.

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

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

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

5. The re-zoning becomes effective 15 days after publication of the map/ordinance.

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE
HOOPER CITY

ZONING MAP

Petition # _____ Parcel # 16 010 0038

Date Submitted _____

Address of Site 4819 So 5900 W

Applicant's Name Allan Karras

Phone # _____ Cell Phone# [redacted] Fax # _____

Address: [redacted] E-mail [redacted]

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

****

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****

Present Zoning of Property: R1 Proposed Zoning of Property R2 Acreage of Property 1

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

Reason why Re-zone is requested: Subdivide

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

Signature of Applicant

Signature of Property Owner

I Authorize Allan Karres to act as my representative in all matters relating to this application

Signature of Property Owner

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****

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HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

ZONING MAP

Petition # _____ Parcel # 10010 0067 / 10010 0052 / 10100036

Date Submitted 7/18/19

Address of Site 4700 S 6100 W

Applicant's Name ALAN KARRAS

Phone # _____ Cell Phone# [redacted] Fax # _____

Address [redacted] E-mail [redacted]

84067

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

****

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

****

Present Zoning of Property: R1 Proposed Zoning of Property R2 Acreage of Property 14.18

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

HOUSING

Reason why Re-zone is requested: TO SUBDIVIDE FOR ½ ACRE LOTS

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

Signature of Applicant

Signature of Property Owner

I Authorize Allan Karras to act as my representative in all matters relating to this application

Signature of Property Owner

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5. The re-zoning becomes effective 15 days after publication of the map/ordinance.

grantor's affairs.

12. The power to execute any documents necessary to administer any trust created by this Declaration of Trust.

13. The power to diversify investments, including authority to decide that some or all of the trust property need not produce income.

Part 8. Incapacity of Grantor

If the grantor becomes physically or mentally incapacitated, whether or not a court has declared the grantor incompetent or in need of a conservator or guardian, the successor trustee named in Part 6 shall be trustee.

The determination of the grantor's capacity to manage this trust shall be made by Dale Hobbs Widdison. The successor trustee shall, if necessary, ask Dale Hobbs Widdison to state, in writing, an opinion as to whether or not the grantor is able to continue serving as trustee. The successor trustee may rely on that written opinion when determining whether or not to begin serving as trustee.

If the successor trustee is unable, after making reasonable efforts, to obtain a written opinion from Dale Hobbs Widdison, the successor trustee may request an opinion from Dan Widdison and may rely on that opinion.

If the successor trustee is unable, after making reasonable efforts, to obtain a written opinion from Dale Hobbs Widdison or Dan Widdison, the successor trustee may request an opinion from a physician who examines the grantor, and may rely on that opinion.

The trustee shall use any amount of trust income or trust property necessary for the grantor's proper health care, support, maintenance, comfort and welfare, in accordance with the grantor's accustomed manner of living. Any income not spent for the benefit of the grantor shall be accumulated and added to the trust property. Income shall be paid to the grantor at least annually. Income accruing in or paid to trust accounts shall be deemed to have been paid to the grantor.

The successor trustee shall manage the trust until the grantor is again able to manage her affairs. The determination of the grantor's capacity to again manage this trust shall be made in the manner specified just above.

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Revocation of the Lorell H. Widdison Revocable Trust Revocable Living Trust

I, Lorell H. Widdison Revocable Trust, hereby revoke the Lorell H. Widdison Revocable Trust Revocable Living Trust, created by Declaration of Trust dated December 21, 1998, according to the power reserved to me by Part 4 of the Declaration of Trust.

All property held in the trust shall be returned to the grantor.

Lorell H Widdison Revocable Trust, Grantor and Trustee Dated: 12/28/2015
Lorell H. Widdison Revocable Trust, Grantor and Trustee

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of Utah)
) ss.
County of Weber)

On 28 December, 2015 before me, Cole J. Allen, a notary public in and for said state, personally appeared Lorell H. Widdison, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

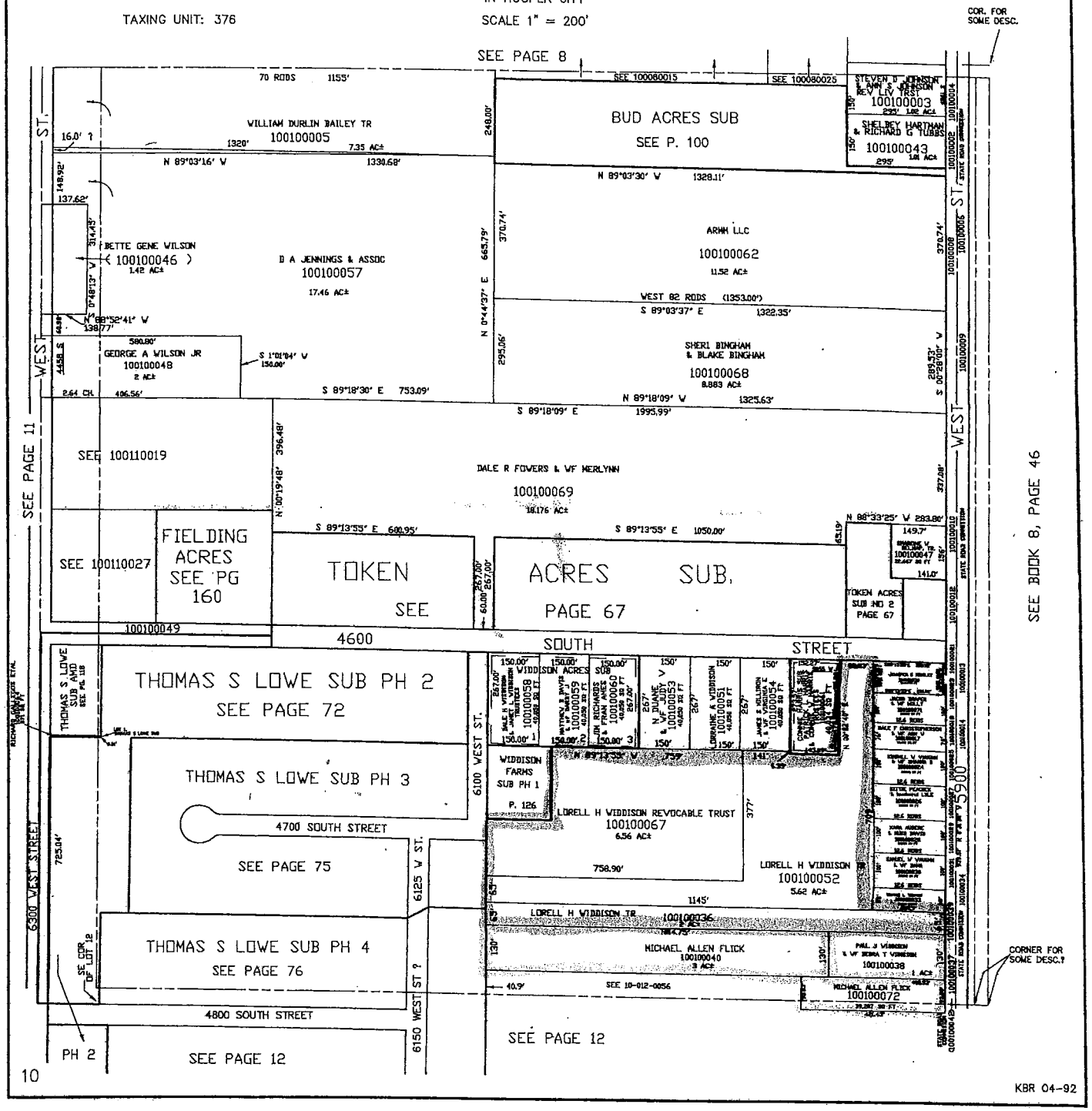
[NOTARIAL SEAL] My commission expires: 1 July, 2019

SECTION 12, T.5N., R.3W., S.L.B. & M.

IN HOOPER CITY

TAXING UNIT: 376

SCALE 1" = 200'



5580 W. 4600 S. Hooper UT 84315
(801)732-1064 Fax: (801)732-0598 hoopercity@hotmail.com

License No:_____

■ New Business □ Renewal

BUSINESS LICENSE APPLICATION

Date Submitted: 8-21-2019

Please clearly print or type. Incomplete applications will not be accepted. Application must be passed prior to opening you business. All Federal and State numbers and fees must be submitted at time of turning in application. All business licenses expire on December 31st.

SECTION I: Business Information

Business Name: Sierra Homes Construction, Inc

additional, dba Names:_____

Business Address: 5512 S 5600 W Hooper, UT 84315

Business Phone: 801-695-2788 marilyn

Mailing Address: 470 N 2450 W Tremonton, UT 84337

Secondary Phone: 435-257-4963

Website: sierrahomes.com

Email: office@sierrahomes.com

Would you like to receive information and updates by email? Yes No

Please check one of the following

□ Auto	□ Development/Construction	□ Landscaping	□ Salon/Tanning
□ Child Care	□ Financial Services	□ Manufacturing	□ School/Preschool
□ Computer/Consulting	□ Florist/Nursery	□ Photography	■ Other Sales Office
□ Contractor	□ Gym/ Spa/ Nutrition	□ Restaurant/Bakery	
□ Counseling/Consulting	□ Handyman	□ Retail	

SECTION II Federal and State Requirements

Federal and State numbers can be obtained by logging onto osbr.utah.gov (One Stop Business Registration). You may also visit www.utah.gov. The nearest State Tax Commission office can be reached at (800-662-4335) or 2540 Washington Blvd, Ogden.

State Sales Tax No: N/A Business Entity No: 4926193-0142

Federal ID (EIN) No: 87-0676003 Employer Withholding No: 7-215435-1

If Contractor (Handyman, Electrical, Plumbing or Mechanical No):_____ Expires:_____

State License Type (if any):_____ No:_____ Expires:_____

Federal License Type (if any):_____ No:_____ Expires:_____

State/County Permit Type (if any):_____ No:_____ Expires:_____

****PLEASE MAKE COPIES AND INCLUDE ALL REQUIRED LICENSES/PERMITS WITH APPLICATION****

SECTION III: Owner/Manager Information

Business Owner: Jonathan Arrington Home Address: 47[redacted]

Phone: [redacted] Email Address: [redacted]

List Employees: (for home businesses you are only allowed two)

Realtor - Marilyn Rees

Realtor - ?????

CONTINUED ON BACK

SECTION IV Business Description

☐ Commercial Business
☐ Home Business
☐ Daycare/Preschool

Describe Business In Detail (Products, Vehicles, Storage, Equipment, Employees, Deliveries, Patrons, etc.)

Office for the Realtor selling homes in the country view subdivision.

APPLICANT'S AGREEMENT

This form is an application for a business license. The actual license will be issued only when the business is in compliance with all local, state, federal, fire and building codes and all inspections are completed and signed off by the various City departments. Missing or incomplete information on this application may significantly increase approval time.

The above-mentioned information is truthful and correct to the best of my knowledge. I, the undersigned, hereby agree to conduct said business strictly in agreement with all Hooper City laws, code and state requirements for said business, and that no other type of business will be conducted other than what has been listed above. It is the responsibility of the licensee to renew the license, failure to receive notice does not excuse responsibility.

Business Owner Signature: _____ **Date:** 8/20/19

Business License Fee

■ Commercial Business $100.00

Would like to pay w/cc Call 435-213-1819

OFFICE USE ONLY

****

Date Approved:_____ License #: _____ City Council Date:_____

Amount Paid:_____ ☐ Cash ☐ Credit Card ☐ Check#_____

- BUILDING DEPARTMENT -

*Health/Fire/Safety Inspection required: ☐ YES ☐ NO If yes, date passed:*_____

*Meets Applicable Codes & Regulations: ☐ YES ☐ NO If yes, date passed:*_____

Comments:

Hooper City Consolidated Fee Schedule

10/5/2017 8-21-19

General Government	Notes	Fee
Concept Conference (optional)	Additional fees may be charged by other entities.	~~$175~~ $200
Minor Subdivision	Includes 2 engineering and 1 legal reviews - Additional reviews will be at amount incurred by City	$600
Subdivision/PUD - Preliminary Plat	Includes 2 engineering and 1 legal reviews - Additional reviews will be at amount incurred by City	$500 + $40 Per Lot
Subdivision/PUD - Final Plat	Includes 2 engineering and 1 legal reviews - Additional reviews will be at amount incurred by City	$850 + $40 Per Lot
Subdivision Pre-Construction Meeting	Mandatory (Fees may be charged by other entities)	Included in Subdivision Fees
Subdivision Inspection Fee	Repeat inspections subject to additional charge	1% of the Engineers cost for Public Improvements
Subdivision Mapping Fee		0.5% of the Engineers cost for Public Improvements
Site Plan Review – Non Subdivision	1-5 Acres	$350 + $35/acre
	5-10 Acres	$350 + $25/acre
	10 + Acres	$350 + $20/acre
Amended or Vacated Plat	Publishing/Advertisement costs added to the fee	$250
Lot Line Adjustment	Includes 1 engineering and 1 legal reviews - Additional reviews will be at amount incurred by City	~~$175~~ $200
Recording Fee	Plus incurred Weber County Recorder fees	$50 minimum
Professional Fees	Attorney, Engineer, Planner, Etc.	Amount incurred by City
General Plan Amendment Request	Plus Noticing/Publishing Costs	$500
Rezone Request	Plus Noticing/Publishing Costs	$250 plus $5 per acre
Conditional Use Permit	Plus Noticing/Publishing Costs	$200
Request for Board of Adjustments	Plus Noticing/Publishing Costs	~~$225.00~~ $350
Request for Agriculture Protection	Plus Noticing/Publishing Costs	$100
Request for Annexation	Actual cost (Including but not limited to, legal, engineering, administration, noticing/publishing)	~~$500 Minimum~~ $850 Minimum
Request for De-annexation	Actual cost (Including but not limited to, legal, engineering, administration, noticing/publishing)	~~$500 Minimum~~ $850 Minimum
Request for Ordinance Change	Actual cost (Including but not limited to, legal, engineering, administration, noticing/publishing)	$500 Minimum
General Plan Book	On web site or by e-mail no charge	$30
Zoning/Subdivision Ordinance Book	On web site or by e-mail no charge	$30
Standards and Specifications Book	On web site or by e-mail no charge	$30
Sign Permit		$75
Copies/Maps - 8.5"X 11"	Black/White - Per side	20¢
Copies/Maps - 8.5"x11"	Color - Per side	$1
Copies/Maps - 11"x17"	Black/White - Per side	50¢
Copies/Maps - 11"x17"	Color - Per side	$2
Maps - Large		Amount incurred by City

Note: The fees listed above for reviewing preliminary plats, final plats, and site plans include two submittals for each stage in the process. Additional reviews or submittals will accrue an additional fee based on the non-negotiable hourly rate charged by the professional conducting that review. These additional costs can be minimized by the developer and the developers engineer becoming familiar with current subdivision ordinances, standards, and checks lists, and by thoroughly responding to all memorandums and review comments. All fees incurred must be paid in full prior to the approval of the governing body and recording.

Facilities Rental	Notes	Fees
Civic Center Multi Purpose Room & Kitchen (small group <50)	$200 Deposit (Refunded after acceptable inspection)	Resident - $50 for 5 hours $75 Day Non-Resident $100 for 5 hours $125 Day
Civic Center Council Chamber (small group <50)	$200 Deposit (Refunded after acceptable inspection)	Resident - $50 for 5 hours $75 Day Non-Resident $100 for 5 hours $125 Day
Civic Center Multi-Purpose Room, Kitchen & Council Chamber (small group <50)	$200 Deposit (Refunded after acceptable inspection)	Resident - $75 for 5 hours $100 Day Non-Resident $125 for 5 hours $150 Day
Resident Rental - Civic Center Rental Wedding, Open House, or Groups (50+)	$200 Deposit (Refunded after acceptable inspection)	Resident - $150 Non-Resident $300

Hooper City Consolidated Fee Schedule

Non-Resident Rental-Civic Center Rental Wedding, Open House, or Groups (50+)	$200 Deposit (Refunded after acceptable inspection)	$300 per day
Business Civic Center Rental	$200 Deposit (Refunded after acceptable inspection)	$350 per day
Portable Bleachers (per set) - Private	Fee plus $500 deposit plus $1 per traveled mile (both ways) - Includes delivery, setup and retrieval (during normal city hours) - Must provide proof of insurance and liability waiver. Setup and retrieval fee - normal city hours $75. Setup and retrieval fee out of city hours $150. Renter responsible for damage.	$200 plus $50 per additional day
Portable Bleacher Rental (per set) - Qualified Public Entity (in Weber County)	$70 deliver, setup and retrieval fee	~~$25~~ No rental fee
Portable Amphitheatre (approved use)	Fee plus $500 deposit plus $1 per traveled mile - Includes delivery and setup (during normal city hours) - Must provide proof of insurance and liability waiver. Setup and retrieval fee out of city hours add $100. Renter responsible for damage.	$300 plus $50 per additional day
Portable Amphitheatre - Qualified Public Entity (in Weber County)	$150 delivery, setup and retrieval fee (during normal city hours). Setup and retrieval fee out of city hours add $100. Renter responsible for damage.	No rental fee
Large Traeger Smoker - Qualified users	Must provide proof of insurance and liability waiver. Renter responsible for damage. Plus $100 deposit	$125 (includes cleaning fee) plus $25 per additional day

Note: Residency qualification applies to bride, groom or honoree.

Parks and Arena Rental	Notes	Fees
Arena Hourly Rentals	Minimum of 1 hour plus $100 Deposit	$25.00/hour
Arena Daily Rentals	Daily Rental with spectators plus $1000 deposit	$200
	Daily Rental with out spectators plus $100 deposit	$200
	Daily Youth Group Plus $75 deposit	$25
Seasonal Rentals (April 15th - Oct 15th)	Approved Youth Groups (4:00pm to 6:30pm) (Includes one annual show and use of concessions building for the show, add $100 deposit for show)	$250
	Approved Adult Riding Groups (7:00pm to 9:30pm)	$400
Arena Lights (any user)	Minimum of 1 hour	$ 35.00/hour
Arena Additional Water/Work	$25.00 Each or $25.00 per hour for stand-by	~~$25~~ $35 Each or $35 per hou
Cooking Grills	Deposit $25.00 w/concession stand, $50.00 W/O	~~$25~~ $40 or $50
Concession Stand	Fee plus $100 deposit	$100
Concession Stand (Youth Event)	Fee plus $50 Deposit	$50
Arena Restroom Facilities (Scheduled)	$50 Deposit	N/C
Small Bowery Rental	Fee plus $25 Deposit	$10
Large Bowery Rental	Fee plus $50 Deposit	$25
Large Bowery and Kitchen	Fee plus $100 deposit	$50
Ball Field (Hooper Park)	Includes Soccer and Baseball - Fee plus $100 deposit	$25
Ball Field Lights	Pre-Pay and Schedule key	$35/hour
North East Ball Field (North Park)	Fee plus $100 deposit	~~$50/day~~ $25 for 5 hours ($5 an h
SouthEast Ball Field (North Park)	Fee plus $100 deposit	~~$50/day~~ $25 for 5 hours
NorthWest Ball Field (North Park)	Fee plus $100 deposit	$25 for 5 hours
South West Ball Field (North Park)	Fee plus $100 deposit	~~$50/day~~ $25 for 5 hours
Restrooms	Non-City office hours	$25
Other City owned Facilities	Open to public first come first serve basis - Fee may apply	To be determined
Entire Hooper Park	Fee plus $1500 deposit - Includes exclusive use of all facilities ~~but~~ not including lights consumables, utilities, equipment or labor	$500 per occupied day

Note: The above list is for calculation of fees only, and does not guarantee approval of a requested facility, scheduling approval of a specific activity, see parks rules and regulations for specific rules, insurance requirements and percentages of ticket sales and other regulations the city may enforce and collect. Additional permits and permissions may be needed for certain activities which may require additional fees and costs to the renter not listed above.

Note: Groups using City Facilities for tournaments, competitions, business or other organization activities must provide proof of insurance.

Public Works (Subdivision)	Notes	Fees
Subdivision Sign Fees	Single (Stop, Yield, Etc.)	~~$40~~ $50
	Double (Street sign- Street sign, Etc.)	$110
	Triple (Stop, Street sign – Street sign, Etc.)	$150
	Post	$35
	Sign Installation (per sign)	$25
	Post Installation	$50
Street Lights	Street Light Installation - New Subdivision	See current contract amounts with
	Trenching, Etc....	

Hooper City Consolidated Fee Schedule

	Repair Labor - per hour	service provider
Public Works (Cemetery)	**Notes**	**Fees**
Burial Space	Resident *	$300
	Others	$800
Burial Space Ownership Transfer	From resident owner to another resident or non-Resident owner to another non-resident	$25
	From a resident owner to a non-resident	$525
Headstone Fee (Flat)		No Fee
Monument Fee (Upright)	(Installed after Mar 15 2007)	$500
Opening & Closing of Graves	Resident **	$300
	Others	$500
	Resident (Weekend & Holiday Service)	$600
	Others (Weekend & Holiday Service)	$1,000
	Resident Cremations and Babies ***	$150
	Others Cremations and Babies	$300
	Resident Cremations and Babies (Weekend & Holiday Service)	$200
	Others Cremations and Babies (Weekend & Holiday Service)	$400
Marker Deposit Fee (Sec. 6 Cemetery Rules)	Refundable after a marker has been placed - Not Refundable after City places a marker	$300
Disinterment	Permit Required (Vaulted burials only)	$1,000

*For the purposes of this fee schedule; "Residents" refer to persons who pay property tax to Hooper City, and does not necessarily include or exclude people living within the city limits or owning property within Hooper City. A current property tax notice showing Hooper City taxes paid at the time of the transaction is sufficient to qualify as a "Resident". **Opening and Closing of graves "Resident" or "Others" refers to the deceased not the owner of the grave. *** Cremations/babies are vaults or other that are a 2'X4' or smaller, children requiring larger than a 2'X 4' vault will be charged the applicable fee for a regular size grave.

Public Works (Equipment and Labor for Code Enforcement)	**Notes**	**Hourly Rate**
Loader/Backhoe	Plus operator labor (see below)	$75
Mini-Excavator	Plus operator labor (see below)	$70
Tractor	Plus operator labor (see below)	$60
Trackhoe	Plus operator labor (see below)	~~$80~~ $100
Pick-up truck	Plus operator labor (see below)	$20
1-Ton Dump truck	Plus operator labor (see below)	$40
Bobtail Dump truck	Plus operator labor (see below)	$60
10-Wheel Dump truck	Plus operator labor (see below)	$80
Motor Grader	Plus operator labor (see below)	$80
Mower	Plus operator labor (see below)	$40
Mower Attachment	Plus operator labor (see below)	$35
Weed Sprayer	Plus operator labor (see below)	$40
Street Sweeper	Plus operator labor (see below)	Actual Cost
Water Truck	Plus operator labor (see below)	$90
Crane / Bucket Truck	Plus operator labor (see below)	$70
Generator	Plus delivery/return labor and fuel	$40
Small hand tools	Plus operator labor (see below)	$10
Labor	Professional Charges (Attorney, Engineer, Etc.)	Actual Cost
	Supervisor (Dept. Head, Director, Code Official, Etc.)	$35
	Other Laborer	$25

*Professional fees will be billed at a minimum of one hour (tax lean filing, misc. engineering etc.). Should legal, engineering or other professional services be rendered to abate any situation the actual bill received for those services plus a 20% administrative fee will be charged. All equipment and labor will be billed at actual time at the job, including transport time to and from the site, rounded up to the nearest half hour, and at a minimum of one hour per piece of equipment or employee, per lot or location. All invoiced costs incurred by the city, will be billed at actual cost, plus a 20% administrative fee.

Public Works (Excavation and Encroachment)	**Notes**	**Fees**
Permit Fee	Each permit includes (2) Inspections; (1) During Construction (1) Final Inspection	$100
Administration Processing Fee	Per permit	$50
Additional Public Works Inspection	As needed (1) inspection per working day (1 hour minimum)	$30/hour
Failure to obtain a permit fine	(In addition to permit fees)	$500
Excavation Fees Under 1500 sq. ft.:*		
Surface under Moratorium	$500 minimum	$2.50 /sq. ft.
Surface Considered "Type A"**	$300 minimum	$1.00 /sq. ft.
Surface Considered "Type B1"**	$100 minimum	$0.50 /sq. ft.
Surface Considered "Type B2"**	$75 minimum	$.40 /sq. ft.
No Hard Surface	$25 minimum	$.20 /sq. ft.
Excavation Fees Over 1500 sq. ft.:*		
Surface under Moratorium		$1.50 /sq. ft.
Surface Considered "Type A"**		$0.80 /sq. ft.
Surface Considered "Type B1"**		$0.40 /sq. ft.
Surface Considered "Type B2"**		$.30 /sq. ft.
No Hard Surface		$.15 /sq. ft.

Hooper City Consolidated Fee Schedule

Excavation Restoration Deposit (Returned when work is accepted by	Improved Surface areas 0-100 sq. ft.	$600
	Improved Surface areas 100-250 sq. ft.	$1,000
	Improved Surface areas 250-1000 sq. ft.	$3.50/sq. ft.
	Improved Surface areas 1000 - + sq. ft.	$2.75/sq. ft.

*Excavation Fees shall be calculated on the entire area of disturbance including, but not limited to, the minimum paving requirements outlined in the standard details "19a" and "19b". ** By Definition in Division 21.

Public Works (Continued) (Excavation and Encroachment)	Notes	Fees
Possible Required Surface Treatments:	Slurry Seal (Type II)	$2.00/sq. yd.
	Chip Seal	$4.00/sq. yd.
	HA5 Coating	$2.50/sq. yd.
	Crack Seal ($1.00 per lin. Ft. if over 500 ft.)	$2.00/lin. ft.
	Asphalt Overlay (1½")	$2.50/sq. ft.

Zoning/Code Enforcement Civil Fines	Action	Fine
Class B Public Nuisance, Solid Waste Disposal, Solicitation, Etc.	1st Notice	Notice – No Fine
	2nd Notice	$125
	3rd Notice	The above $125 + $250
	4th Notice - Violator to pay legal and administrative costs	Legal Action
Class C Building Code Regulations, Home Occupation Business license, Storm Water Violations, Etc.	1st Notice	Notice – No Fine
	2nd Notice	$50
	3rd Notice	The above $50 + $100
	4th Notice - Violator to pay legal and administrative costs	Legal Action
Infraction	1st Notice	Notice – No Fine
	2nd Notice	$25
	3rd Notice	The above $25 + $50
	4th Notice - Violator to pay legal and administrative costs	Legal Action
~~Removal or Violation of "Stop Work" Order~~		~~$100and/or Legal Action~~ Moved to Building Fees

Utility Billing	Notes	Fee/Fine
New Garbage Service Fee	Fee for new homes	$25
Garbage Service Can	Monthly	$12.50
Each Additional Garbage Can	Monthly	~~$6~~ $8
Recycling Service Can	Monthly	~~$5~~ ~~$6~~ 5
Each Additional Recycling Can	Monthly	~~$5~~ $6 5
Sewer Service (per ERU)	Monthly	$50
Non-Owner Sewer Deposit (Sec 6-3-4)		$150
Late Fee for Garbage and Sewer	Each occurrence	$5
Door Hanger Delivery for Non-Payment	Each occurrence	$15
Hooper Water Improvement District Shutoff/Turn on Fee	After business hours is doubled.	$35
Taylor-West Weber Water District Shutoff/Turn on Fee	After business hours is doubled.	$50
Water Shut-Off for Non-Payment	1st Time in a calendar year	$35
	2nd Time or more in a calendar year - each occurrence	$50
Garbage / Recycling Can Removal	Each Can, Each occurrence	$15
Storm Water Utility Fee	Base Rate - Monthly	$5

Building Fees	Notes	Fees
Building Valuation	**Building Valuation is derived utilizing current building valuation data from the International Code Council (ICC) published in the January-February issue of the "Building Safety Journal" and midified for Hooper City as attached hereto. The Permit Fee Multiplier for Hooper City is 0.91.**	
Building Permit Fees	**Building Permit Fees are determined utilizing Table 1-A as modified and attached hereto, based upon the Building Valuation plus the following fees:**	
Valuation	Fee	
$1.00 to $1,000.00		$59
$1,000.00 to $2,000.00	$58.80 for the first $1,000.00 plus $2.70 for each additional $100.00 or fraction thereof, to and including $2,000.00	
$2,001.00 to $25,000.00	$83.40 for the first $2,000.00 plus $16.80 for each additional $1,000.00 or fraction thereof, to and including $25,000.00	
$25,001.00 to $50,000.00	$469.80 for the first $25,000.00 plus $12.11 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	
$50,001.00 to $100,000.00	$772.55 for the first $50,000.00 plus $8.40 for each additional $1,000.00 or fraction therof, to and including $100,000.00	
$100,001.00 to $500,000.00	$1,192.55 for the first $100,000.00 plus $6.72 for each additional $1,000.00 or fraction therof, to and including $500,000.00	
$500,001.00 to $1,000,000.00	$3,880.55 for the first $500,000.00 plus $5.70 for each additional $1,000.00 or fraction therof, to and including $1,000,000.00	
$1,000,001 and up	$6,730.55 for the first $1,000,001.00 plus $4.65 for each additional $1,000.00 or fraction therof	
Review Fees - Residential	Single Family Dwelling	30% of Building Fee
	Multi Family Dwelling	65% of Building Fee

Hooper City Consolidated Fee Schedule

	Accessory Garage and Detached Garages	20% of Building Fee	
Review Fees - Commercial	Primary Building	65% of Building Fee	
	Accessory Building	65% of Building Fee	
Investigation Fee		100% of Building Fee	
State Fee		1% of Building Fee	
Bond	**The Building Permit Bond is a refundable bond designed to insure compliance with the requirements of the Utah Uniform Building Standards Act Rules and for protection of the public right-of-way, only one bond is required per permit.**		
Residential Bond	Single Family Dwelling	~~$1,000~~	$1,500
	Multi Family Dwelling	~~$10.00/l.f. of curb,gutter,sidewalk~~	$75.00/l.f. of curb,gutter,sidewalk
	Demolition		$1,500
Commercial Bond	Existing Structure	~~$10.00/l.f. of curb,gutter,sidewalk~~	$75.00/l.f. of curb,gutter,sidewalk
	New Construction	~~$10.00/l.f. of curb,gutter,sidewalk~~	$75.00/l.f. of curb,gutter,sidewalk
	Demolition		$75.00/l.f. of curb,gutter,sidewalk

Other Permit Fees			
Inspections outside normal business hours (one hour minimum)		~~$58.80 / hour~~	$75.00 / hour
Re-Inspection Fee		~~$58.80~~	$50.00
Inspection for which no fee is specifically indicated. Min. 1 hour		~~58.80 per hour~~	$50.00
Additional plan review required by changes, additions, or revisions to approved plans		~~58.80 per hour~~	$50.00
Use of outside consultants for inspection or plan review		~~$30.00 / Inspection~~ ~~$50.00 / Review~~	Actual costs including reasonable admin and overhead costs
Removal of Non-Compliance		~~$40~~	$50.00
Weber County Recorder fee for removal of Non-Compliance		$10.00 for 1st page, $2.00 for each additional page	
Unauthorized occupancy fee		~~$58.80 / day~~	$75.00 / day
Solar -	Roof Mount	~~$117.60~~	$100.00
	Ground Mount	~~$117.60~~	$150.00
	Commercial	~~$117.60~~	$50.00 / Inspection
Swimming Pool	In Ground	~~Valuation~~	$300.00
	Above Ground	~~$58.80 / Inspection~~	$150.00
Hot Tub / Spa		~~$150~~	$150
Re-Roof	Residential	~~$80~~	$100
	Commercial	~~$58.80 / Inspection~~	$50.00 / Inspection
Lateral Repair/Replacement	Sewer or Water	~~$35~~	$50.00
Demolition	Residential	~~$58.80 / Inspection~~	$100.00
	Commercial	~~$58.80 / Inspection~~	$50.00 / Inspection
Deck		~~$80~~	$125.00
Re-Siding / Fire Place / Etc.			$50.00 / inspection
Patio Cover / Awning		$125	
Utility related modifications, i.e. air conditioner, furnace, water heater, electrical service upgrade		~~$35~~	$50.00
Sewer Impact Fees	Central Weber Sewer Improvement District	~~$2,333~~	$2,395.00
	Hooper City	$4,021	
Park Impact Fee		$1,217	
Independent Fee Calculation (Sec. 3-2-6)	Plus actual cost in excess of fee	$150	
Storm Water Connection Permit Fee (Sec. 6-4-11)	One Lot	$150	
	Subdivisions	$150 plus $25 per lot	
New Pit Vacuum Sewer Connection Fee for Non-Subdivision Lots and Minor Subdivisions	Does not include sewer main extension if required, UDOT requirements or extras above a standard installation.	$8,800	
Existing Pit Vacuum Sewer Connection Fee		$4,600	

~~*Due to the nature of extensive building fee schedule and the use of codes and fees from other publications, Hooper City maintains a separate fee schedule for building fees, named the Hooper City Consolidated Fee schedule "B" approved as part of this document.~~

Administrative	**Notes**	**Fee**	
GRAMA Requests Research - City Staff	Per hour - 1st hour no charge	~~$12~~	$20
GRAMA Requests - Professional	Attorney, Engineer, Accounting, etc.	Amount incurred by City	
Copies Black/White 8.5"x11"	Per side	20¢	
Copies Black/White 11"x17"	Per side	$1	
Copies Color 8.5"x11"	Per side	$1	
Copies Color 11"x17"	Per side	$2	
Larger copies and maps		Amount incurred by City	
Compact Disk		~~$10~~	$20

Development Notification:

Hooper City Consolidated Fee Schedule

City provided addresses and/or labels	Cost incurred by city	~~$20~~	$1.00 per address minim
City Address Research	Rezone, CUP, Subdivision, etc..	$40	
Public Notice Sign Posting		$75	
Late Fee and Interest for Billed City Services	Late fee shall apply to billings 30 days beyond billing date. Interest shall accrue monthly on unpaid balance.	Late Fee - 2% of billing Interest - 1½% monthly	

Business License, Permits & Fees	Notes	Fee
Amusement Devices (Sec. 4-7-9, A)	Annually - Per each device	$25
Animal/Vegetable Processing (Sec. 4-7-14)	Annually	$100
Auction - Single Event		$75
Auctioneer or Auction House	Annual	$100
Auto Courts and Trailer Camp	Fee plus $5 for each space	$75
Beer License Class "A"	Annually	$200
Beer License Class "B"	Annually	$200
Beer License Class "C"	Annually	$500
Billiard Hall (Sec. 4-7-9, C)	Annually - $30 1st table, $25 per each additional table	$200 maximum
Bus Lines or Motor Buses	Fee plus $15 for each unit	$100
Cabaret Class "A"	Annually	$75
Cabaret Class "B"	Annually	$25
Carnival, Fair or Similar	Per Day - Plus $500 deposit/bond	$100
Christmas Tree Lot - At Established Business	Season	$25
Christmas Tree Lot - Independent	Season	$100
Circus - Adult Admission $1 or less	Per Day - Plus $200 deposit/bond	$100
Circus - Adult Admission more than $1	Per Day - Plus $500 deposit/bond	$275
Dance Hall	Annually	$100
Fireworks Stand (see Sec. 4-7-18)	$1 million liability insurance coverage required	$100
Fireworks Sales Cash Deposit	See Sec. 11-3-9 (8)	$300
Gasoline Dealer	Annually - Up to 8 nozzles - Plus $10 per each nozzle over 8	$50
Home Occupation	Annually	$75
Home Occupation, Minor	Annually	No License Fee Required
Home Occupation, Minor - Document and Processing Fee		$15
Home Occupation, De Minimum	(Sec. 4-9-3)	No License Required
Hotel/Motel	Annually - Up to 10 rooms - Plus $5 per each room over 10	$75
Junk or Salvage Dealer	Annually	$100
Other Occupations Not Listed	Annually	$75
Pin Ball Machine (Sec. 4-7-9, B)	Annually - Per each machine	$30
Premises Inspection		$50
Premises Inspection		$25
Restaurant	Annually	$100
Solicitors License/Permit (See Sec. 4-8)	Annual	$150
	25 day license/permit	$50
Special Event Permit (Sec. 4-10-7)	Cost determined by Chief Law Enforcement officer	Actual Cost
Theater - Less than 600 persons (see Sec. 4-7-15)	Annually - Or $5 per performance	$75
Theater - More than 600 persons (see Sec. 4-7-15)	Annually - Or $10 per performance	$100
Vending Machine	Annually - Fee for 1st unit plus $10 per additional unit	$35
Renewal Late Fee (in addition to fee)	30 days late	25% of Fee
	60 days late	50% of Fee
	90 days late	100% of Fee

Board of Adjustment/Appeals	Notes	Fee
Application	Fee plus actual cost of any City provided Engineering or Legal work	$350
City Address Research		$60.00
Public Notice Sign Posting		$75

Animal Control	Notes	Fee
For Animal Control Licensing fees and other fees see Weber County Animal Control		

Not yet in code book

Short Term Retail Event (example Tomato Days vendor)	Single Event or day	$5
Multi-Family Dwelling	Annually - Fee for 1st unit plus $25 per additional unit	$75

The performance of all employees is generally evaluated according to an ongoing 12-month cycle every April. However, some departments may elect to evaluate the performance of their employees on a quarterly basis.

These evaluations will be used to: (1) improve employee effectiveness; (2) assess training needs and plan training activities; and (3) evaluate possible promotions, separations, salary advancements, and other personnel actions.

Section 3 - Leave

3.1. Annual Leave

Hooper City believes that it is important that employees take planned time away from the work environment each year. This time provides both an opportunity to rejuvenate and an important balance to the individual's personal and professional life. This policy defines the method by which regular full-time and part-time regular employees can earn annual leave and the process to be followed in requesting and receiving approval for paid annual leave.

Use of annual leave should be coordinated by the employee's immediate supervisor. Employees should give advanced notice to supervisors for leave requests. Supervisors should allow employees to use accrued annual leave within a reasonable period after they request it, unless the operation of the department would be unduly disrupted by the employee's absence from work.

3.1.1. Annual Leave Accrual for Full-Time Employees

Full-time employees working 40 hour weeks, who have been in the City service for a continuous period of one month, accrue annual leave with pay on the basis of an eight hour day, five day week, or 173 hour month at the following rates, depending upon years of service:

Accrual Rate of Annual Leave Accrual Schedule for 40 Hours Per Week Employees

Years in Service In Service	Hours Per Pay Period (Bi-Weekly)	Approximate Hours Earned Per Year
1 - 5	3.07	80 Hours
6 -10	4.61	120 Hours
11 or more	5.53	144 Hours

For Full-time employees working 40 hours per week, all annual leave in excess of ~~80~~ 250 hours as of the end of the first pay period in January of each year will be forfeited.

3.1.2. Annual Leave Accrual for Three Quarter-Time Employees

Three Quarter-time employees working 30 hour weeks, who have been in the City service for a continuous period of one month, accrue annual leave at the following rates, depending upon years of service:

Accrual Rate of Annual Leave Accrual Schedule for 30 Hours Per Week Employees

Years in Service In Service	Hours Per Pay Period (Bi-Weekly)	Approximate Hours Earned Per Year
1 -5	2.3	60 Hours
6 - 10	3.46	90 Hours
11 or more	4.15	108 Hours

For Three Quarter-time employees working 30 hours per week, all annual leave in excess of ~~60~~ 165 hours as of the end of the first pay period in January of each year will be forfeited.

3.1.3. Annual Leave Accrual for Regular Part-Time Employees

Regular Part-time employees working 20 hour weeks, who have been in the City service for a continuous period of six months, accrue annual leave at the following rates,

Accrual Rate of Annual Leave Accrual Schedule for 20 Hr/Week Employees

Years in Service In Service	Hours Per Pay Period (Bi-Weekly)	Approximate Hours Earned Per Year
1 -5	1.53	40 Hours
6 - 10	2.3	60 Hours
11 or more	2.76	72 Hours

Accumulated earned annual leave time is paid for by the employing department when an employee is being separated from City service.

For Regular Part-time employees working 20 hours per week, all annual leave in excess of ~~40~~ 125 hours as of the end of the first pay period in January of each year will be forfeited.

3.2. Sick Leave

As insurance against loss of income when employees are unable to perform their work because of illness or injury, sick leave with pay is provided to each qualified employee.

3.2.1. Accrual

A Full-Time employee shall accumulate sick leave at the rate of 3.08 hours for each pay period

A Three-Quarter-time employee shall accumulate sick leave at the rate of 2.3 hours for each pay period

A Regular-Part-time employee shall accumulate sick leave at the rate of 1.54 hours for each pay period

3.2.2. Use of Sick Leave

Eligible employees may begin to utilize their accrued sick leave any time after having completed a six (6) month introductory period. Employees absent due to sickness must arrange for a telephone report to their supervisor, no later than one hour after the beginning of the workday of the first day of absence.

Accrued sick leave may be used with the approval of the Department Supervisor for any of the following purposes:

1. Illness or off-duty injury to the employee.
2. Injury while on duty.
3. Illness of immediate family members requiring the presence of the employee.

Immediate family members are as follows: spouses, dependent children, and any other dependents of the employee.

4. Quarantine because of contagious disease. A certificate of quarantine from the attending

physician must be presented to qualify under this provision.

5. Visits to hospitals, clinics, dentists, etc., for diagnosis or treatment of illness or injuries, examination, and related purposes.

6. An employee taking FMLA for the birth and care of their newborn child or for the placement with the employee of a child for adoption or foster care.

The Department Director may require that an injured or sick employee take sick leave and absent themselves from their place of employment.

Department Directors may require anyone on sick leave to stay home or at some other approved location, i.e., hospital.

Sick leave in excess of three (3) successive working days shall be supported by a medical certificate or other acceptable proof to the employee's Department Director upon return to work.

Prior to returning to work, the City may require that an employee on leave for his or her own serious health condition submit a medical certification that he or she is able to return to work.

3.2.3. Abuse of Sick Leave

Evidence of bona fide illness or other reason for taking sick leave in the form of a certificate of illness or reason for sick leave may be required by the City whenever there are reasonable grounds to believe the employee is malingering or abusing sick leave privileges. An employee will not be required to furnish a doctor's certificate to substantiate a request for three days or less sick leave, unless there are reasonable grounds to believe the employee is abusing sick leave. The supervisor may require the employee to use leave-without-pay for unauthorized or unsubstantiated use of sick leave. Abuse of sick leave privileges may result in disciplinary action, up to and including termination.

3.2.4. Sick Leave Cap

All unused sick leave in excess of 720 hours, as of the end of the first pay period in January of each year, will be ~~forfeited~~ compensated at a rate of one-third of unused sick leave over 720 hours at employees current rate of pay.

3.2.5. Sick Leave Payout at Resignation, Termination or Retirement

Employees who resign their employment, terminate or retire under favorable circumstances shall be paid for any unused sick leave as follows.

1. Less than five (5) years of continuous full-time or part-time regular service since the most recent hire date – no compensation.

2. Five (5) or more years of continuous full-time or part-time regular service since the most recent hire date – one third of accrued leave balance at employees last pay rate.

Employees terminated for cause, or who resign or retire under unfavorable circumstances as determined by the Mayor, shall not receive a sick leave pay out.

3.3. Family Medical Leave

FMLA requires covered employers to provide up to 12 weeks of unpaid, job-protected leave to eligible employees for the following reasons:

1. For capacity due to pregnancy, prenatal medical care or child birth;

4.18. Emergency Callback Pay

When operating requirements or other needs cannot be met during regular working hours, employees may be scheduled to work overtime hours. When possible, advance notification of these mandatory assignments will be provided. All overtime work must have signed authorization from the department head prior to any overtime worked. Overtime assignments will be distributed as equitably as practical to all employees qualified to perform the required work.

4.19. On-Call Compensation - Public Works Employees

During non-scheduled hours, one employee from the Public Works Department shall be on call and be able to respond to the City Shops if called. This employee shall be considered on-call and shall be eligible to receive two hours paid at time-and-a-half on Friday (only if on a 4 day 10 hour schedule), Saturdays, Sundays, and holidays only. If the employee is called out after hours they shall be paid at straight time and will count as time worked for overtime purposes.

Section 5 - Employee Benefit Programs

5.1. Employee Benefits

Eligible employees at Hooper City are provided a wide range of benefits. A number of the programs (such as Social Security, worker's compensation, state disability and unemployment insurance) cover all employees in the manner prescribed by law.
Benefits eligibility is dependent upon a variety of factors, including employee classification. Your supervisor or the Payroll Clerk can identify the programs for which you are eligible. Details of many of these programs can be found elsewhere in the employee handbook.

Employees in the following employment classifications are eligible to participate in the health, dental and life insurance plan:

- Regular full-time employees
- Regular three quarter-time employees

A change in employment classification that would result in loss of eligibility to participate in the health plan may qualify an employee for benefit continuation under the Consolidated Omnibus Budget Reconciliation Act (COBRA). Refer to the Benefits Continuation (COBRA) policy or contact the benefit provider for more information.

5.2. Hooper City's Health Plan

Hooper City's health plan and contributions are subject to insurance coverage costs and budget limitations and are subject to change depending on these factors. The below explains the current plan details.

Hooper City's health plan provides employees and their dependents access to medical care benefits. Eligible employees may participate in the health plan subject to all terms and conditions of the agreement between Hooper City and the benefit provider. If an employee elects not to participate, a cash in lieu benefit may be offered based on the eligible employee health premium.

Health, Dental, Life insurance and related benefits shall not be available to the newly hired or the rehired employee until the employee has worked sixty days.

5.3. Hooper City's Dental Plan

Hooper City's dental plan and contributions are subject to insurance coverage costs and budget limitations and are subject to change depending on these factors. The below explains the current plan details.

Please review detailed plan description booklets for more information. If you have additional questions regarding the plan or dentists on the plan see the Payroll Clerk.

5.4. Benefits Continuation (COBRA)

The federal Consolidated Omnibus Budget Reconciliation Act (COBRA) gives employees and their qualified beneficiaries the opportunity to continue health coverage under Hooper City's health plan when a "qualifying event" would normally result in the loss of eligibility. Some common qualifying events are resignation, termination of employment, or death of an employee; a reduction in an employee's hours or a leave of absence; an employee's divorce or legal separation; and a dependent child no longer meeting eligibility requirements.

Under COBRA, the employee or beneficiary pays the full cost of coverage at Hooper City's group rates plus an administration fee of 2%. The benefit provider will provide each eligible employee with a written notice describing rights granted under COBRA when the employee becomes eligible for coverage under Hooper City's health insurance plan. The notice contains important information about the employee's rights and obligations.

5.5. Life Insurance

Life insurance offers you and your family important financial protection. Hooper City provides a basic life insurance plan for eligible employees paid for by Hooper City. Accidental Death and Dismemberment (AD&D) insurance provides protection in cases of serious injury or death resulting from an accident. AD&D insurance coverage is provided as part of the basic life insurance plan.

Eligible employees may participate in the life insurance plan subject to all terms and conditions of the agreement between Hooper City and the insurance carrier.

Details of the basic life insurance plan including benefit amounts are described in the Summary Plan Description provided to eligible employees. Contact the Payroll Clerk for more information about life insurance.

5.6. Retirement Plan

Only Regular Full-time, Regular Three quarter-time and Regular part-time employees are eligible for Hooper City's retirement plans. For plan details, please contact the Payroll Clerk.

The City is a member of the Utah Retirement System (URS). Participation in the retirement plan is mandatory for qualified employees. The City pays 100% of the retirement contributions required by URS for its employees at current-contributory system rates. Provisions of the retirement plans are governed by Utah State Law.

5.7. Worker's Compensation Insurance

Hooper City provides a comprehensive workers' compensation insurance program at no cost to employees. This program covers any injury or illness sustained in the course of employment that requires medical, surgical, or hospital treatment.

Employees who sustain work-related injuries or illnesses should inform their supervisor immediately. No matter