



**HOOPER CITY**  
**CITY COUNCIL MEETING MINUTES**  
**THURSDAY, MARCH 7, 2024, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Council held a work meeting at 6:00pm and their regular meeting at 7pm on March 7, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Sheri Bingham – Mayor  
Dale Fowers – Mayor Pro Tem  
Bryce Wilcox  
Debra Marigoni  
Lisa Northrop

COUNCIL MEMBERS EXCUSED:

Ryan Hill

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman - City Recorder  
Brandon Richards – City Attorney  
Briant Jacobs – City Engineer

AUDIENCE PRESENT:

Amanda Prince, Jenny Stanger, Travis Bates, Dylan Robinson, Janese Robinson, Melissa Bingham, Mike Elmer, Blake Cevering, Bridger Call, Sam Kitterman, Efrain Perez, Brian Stecklein, Stan Judkins, Alan Spaulding, Kamie Hubbard, Garff Hubbard, Casey Dalpias, Natalie Dalpias, Mary Simpson, Colton Cevering, Shay Call, Zach Spencer, Jessica Smith, Mark Wayment, Maughans, Bruce Taylor, Kathy Taylor, Mark Perry

**6:00PM WORK MEETING**

1. Discussion on Agenda Items

At 6:00pm the City Council held a work meeting where agenda items, Council Member reports, and Public Works truck conditions were discussed.

**7:00PM REGULAR MEETING**

1. Meeting Called to Order – Mayor Bingham

At 7:00 pm Mayor Sheri Bingham called the meeting to order. The Mayor would like to excuse Councilmember Hill.

2. Opening Ceremony

- a. Pledge of Allegiance  
Council Member Marigoni led in the Pledge of Allegiance.
- b. Reverence  
Mayor Bingham offered reverence.

3. Upcoming Events

- a. Hop in the Park – March 30, 2024
- b. Emergency Preparedness Meeting – March 20, 2024 @ 6:30 pm

4. Citizen Comment(s) on Agenda Items

*(Residents attending this meeting were allotted 3 minutes to express a concern or question about any issue)*

Janese Robinson located at 3223 S 5100 W talked about the RFR drainage agreement changes. Janese discussed her concerns about the drainage location.

5. Consent Items

- a. Motion – Approval of Minutes dated February 15, 2024

Changes have been made.

**COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 15, 2024. COUNCIL MEMBER NORTHROP SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

6. Discussion Items, Reports, and/or Presentations

- a. TextmyGoc Updates
  - i. Briant Jacobs, our city engineer gave a presentation. He showed where you can find the icon on the website to sign up. He also discussed what the benefits were for textmygov for monthly newsletters that will be apart from the quarterly newsletter.

- b. City Property Management and Maintenance
    - i. Council Member Marigoni explained that the City has property down by Hooper Park. She explains that we need to find someone to lease the field. Mayor Bingham explained that they will lose one (1) cut out of it. The mayor also explains that it is used for parking for our city event, Tomato Days. Council Member Fowers explains that it is hard to irrigate, also agrees to get an agreement.
  - c. Veteran Names for the Cemetery
    - i. Briant Jacobs, our city engineer gave a presentation. Briant explained that there is \$1,700 left in the budget. Briant explained that there are 6 names that need to be added to the monument. City staff received bids on the engravings. Bott's engravings were \$150 per name. This will need to be done in the summertime. Councilmembers agreed to not charge the families for the engraving.
  - d. Title X Review of ADU Definitions
    - i. Amanda Prince, planning commission member explained what an ADU (accessory dwelling unit) is. Amanda read the proposed changes that are available in the packet. Mayor Bingham explained that we should consider those that go on a LDS mission for 18 months. Brandon Richards talks about having the council members come up with an exemption list to be discussed at the next meeting. Brandon also explains that in other cities they require those that build an ADU to pull a license and there is an annual review/renewal required.
  - e. Board of Adjustments
    - i. Mayor Bingham explained that she had spoken with our attorneys and ULCT and a lot of other cities do not have a board of adjustments. They have an appeal authority and have an appointing for a hearing officer. The mayor also discusses about changing the wording in the Ordinance if the council members decide to not do board of adjustments. Brandon Richards, our city attorney explained that other cities have a land use authority (planning commission) then it will go to an appeal authority, then it would go to court if there is no agreement. Council member Wilcox asked if Brandon does this system in another city. Brandon confirmed that he does in Plain City.
7. Public Hearings
- a. Surplus of home on Hooper City Property located at 6240 W 5600 S

- i. Briant Jacobs, our city engineer gave a presentation on what the house looks like and what the conditions are currently. Briant explains that the land will be used for future expansion on the Rodeo grounds. Councilmember Wilcox explained that when they bought the home, their intent was to hire a property management company and rent the home, he would like to still explore that option. Councilmember Fowers thoughts are to rent the home and use a property management company. Councilmember Marigoni stated that she would like to rent the home until we have the funding to expand the grounds.

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

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

**MOTION PASSED.**

Mary Simpson located at 4311 S 5700 W stated that the city does not want to be landlords. Also feels that the renters will need to know the timeline for the relocation/demolition on the home.

Bridger Call located 6440 W 5500 S was curious on how we currently access the field behind for parking.

Zach Spencer questioned if we rented the home, where would the funds go?

Mark Perry located at 5157 W 4600 S stated that if we have sat with it for this long, why now rent it?

Jessica Smith located at 6205 W 4800 S stated that she was happy for the expansion of the rodeo grounds. Feels that it will be a safe place for kids to ride.

Alan Spaulding located at 6909 W 5900 S mentioned that it is a good home and would like to see it auctioned off. Would like for the city to

keep his family in the loop. Also sees the need for the rodeo expansion.

Mark Wayment located at 4852 W 5100 S feels pretty confident that the city will get funding for the rodeo expansion. He would like to see it auctioned off.

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

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

**MOTION PASSED.**

- b. Ordinance No. 2024-01; An Ordinance Regulating Wireless Telecommunications Structures and Facilities in the City of Hooper

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

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

**MOTION PASSED.**

Nathan Maughan located at 4378 W 5750 S thanked the City Council for taking the time to do this.

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

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

**MARIGONI**                                **AYE**  
**FOWERS**                                 **AYE**  
**NORTHROP**                             **AYE**  
**MOTION PASSED.**

8. Action Items.

- a. Discussion/Motion – Proposal to alter grading and drainage plan for RFR located approximately at 5100 W 3150 S.

Briant Jacobs, our city engineer, gave a presentation. Briant explained what parcels are included in the RMR subdivision, Rawson Ranch Phase 2, and explained that the grading was not completed correctly. The developers proposed a plan to regrade the existing homes, and one (1) lot owner did not approve. Since then, they cannot agree on a plan. Briant explained that the developers gave the homeowner (lot 1) four (4) different options so they can move forward with other developments, which in one of those plans is too put in bin block retaining walls.

Garff Hubbard located at 5156 S 5725 W explained that they have been working on this for two and a half years. Garff also explains that there have been numerous amounts of emails back and forth and 26 engineer plans.

Briant Jacobs, our city engineer, discusses the different plans that have been proposed. Briant talks more about the drainage boxes that will be located on the property to help collect standing water from the homeowners (lot 1) yard. Councilmember Fowers asked if the drainage box is on the outside of the property, Briant confirmed yes.

Zach Spencer located at 4596 W 5750 S, representing the developer, discusses the water will drain. Zach explains that there will be a twelve (12) inch pipe and drain. Feels that this is the best option that will not affect the homeowners (lot 1). Councilmember Northrop feels that the grading in Lot 1 should match the surrounding lots. Mayor Bingham explains that we cannot change the grading and we will have to move forward with something that will work. Councilmember Wilcox feels that this should not be going through them to decide and that it needs to go through mediation.

Dylan Robinson located at 3223 S 5100 W mentioned that he is the homeowner in Lot 1. Dylan explains the timeline and feels that he would be

happy with 2 drains. Mayor Bingham stated that there were some plans that were so close to agreement, but nothing moved forward. Councilmember Fowers explained that the city did not sign off on the drainage plan, so it is ultimately up to the developer and the homeowner. Fowers also stresses his concern that if we approve something, it may come back at the city. Brandon Richards, our city attorney, communicates with city council on what could happen if the plan that was brought to them tonight would happen with other future phases/developments.

**COUNCIL MEMBER WILCOX MOTIONED TO TABLE UNTIL APRIL 4, 2024 WITH AN AGREEMENT WITH THE DEVELOPER AND HOMEOWNER. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION TABLED.**

- b. Discussion/Motion (Roll call vote)- Surplus of home on Hooper City Property located at 6240 W 5600 S

**COUNCIL MEMBER NORTHROP MOTIONED TO START WITHIN 60 DAYS WITH A MANAGEMENT COMPANY TO RECEIVE OPTIONS. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- c. Motion (Roll call vote)- Ordinance No. 2024-01; An Ordinance Regulating Wireless Telecommunication Structures and Facilities in the City of Hooper

**COUNCIL MEMBER FOWERS MOTIONED TO APPROVE ORDINANCE NO 2024-01; AN ORDINANCE REGULATING WIRELESS TELECOMMUNICATION STRUCTURES AND FACILITIES IN THE CITY OF HOOPER. MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

Councilmember Wilcox thanked Nate Maughan for bringing this to their attention.

9. Public Comments

Rosemary England talked about city property maintenance and there not being a lease agreement on the property located by the park for years. She also talks about the cost of a new work truck.

Mark Wayment located at 4852 W 5100 S mentioned that he was part of a committee for the Veteran’s monument when they were first installing it. He is concerned about the maintenance. Asked for the council to put funds aside for the upkeep and maintenance. Mark also mentions that he will be donating \$500 to start the funds.

Mary Simpson located at 4311 S 5900 W goes along with Mark’s comments. Had the thought of using the funds from the rental of the home to go towards the veteran monuments.

Sam Kitterman located at 3237 S 5100 W explains that the developer for RMR has done a lot to help with getting the yard to grade. He says he is not happy with the wall, but willing to have it done so it can be done. Sam stated that his preference would be to have the fence on top of the block wall and to have the drainage box on the Robinson’s property.

10. Adjournment

**AT APPROXIMATELY 9:07 PM COUNCIL MEMBER MARIGONI MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:**



**COUNCIL MEMBER:**

**VOTE:**

**WILCOX**

**AYE**

**MARIGONI**

**AYE**

**FOWERS**

**AYE**

**NORTHROP**

**AYE**

**MOTION PASSED.**

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

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Morghan Yeoman, City Recorder

APPROVED