



**HOOPER CITY**  
**CITY COUNCIL AGENDA - AMENDED**  
**JANUARY 4, 2024 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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Notice is hereby given that the Hooper City Council will hold a work meeting at 6:30pm and their regularly scheduled meeting at 7pm on Thursday, January 4, 2024, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

**Work Meeting – 6:30pm**

1. Discussion on Agenda Items

**Regular Meeting – 7:00pm**

1. Meeting Called to Order
2. Opening Ceremony
  - a. Pledge of Allegiance
  - b. Reverence
3. Public Comments on Agenda Items
4. Consent Items
  - a. Motion – Approval of Minutes dated December 21, 2023
5. Declarations of conflicts of interest or disclosures by council members
6. Discussion Items, Reports, and/or Presentations
  - a. Motion/Discussion- Relating to pending litigation
  - b. Discussion/Approval- 2024 Council Assignments
  - c. Motion- Mayor Pro-Tem 2024
  - d. Motion- Approval of **Resolution No. 2024-01**, Resolution appointing a Representative to the Central Weber Sewer Improvement District Board of Directors.
  - e. Discussion/Approval- Commercial Cell Tower Ordinance
  - f. Motion- Final Approval for Fowers Subdivision
7. Action Items
8. Public Comments on items not on the agenda (*No action can or will be taken on any issue presented*)
9. Adjournment

*Morghan Yeoman*

Morghan Yeoman, City Recorder

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

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

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 4<sup>th</sup> day of January, 2024 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

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

- A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings.
  - a. When a member of the audience addresses the council, they will come to the podium and state their name and address.
  - 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.



**HOOPER CITY  
CITY COUNCIL MEETING MINUTES  
THURSDAY, DECEMBER 21, 2023, 7:00PM  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315**

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The Hooper City Council held a work meeting at 6:30pm and their regular meeting at 7pm on December 21, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Dale Fowers – Mayor  
Cindy Cox – Mayor Pro Tem  
Bryce Wilcox  
Lisa Northrop  
Debra Marigoni  
Ryan Hill

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman - City Recorder  
Reed Richards – City Attorney

COUNCIL MEMBERS

EXCUSED:

AUDIENCE PRESENT:

Amanda Prince, Sheri  
Bingham, Efrain Perez,  
Bridger Call, Sheldon  
Greener, Jenny Stanger,  
Merlyn Fowers

**6:30PM WORK MEETING**

1. Discussion on Agenda Items

At 6:30pm the City Council held a work meeting where agenda items were discussed.

**7:00PM REGULAR MEETING**

1. Meeting Called to Order – Mayor Fowers

At 7:00 pm Mayor Dale Fowers called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Council Member Marigoni led in the Pledge of Allegiance.

b. Reverence

Council Member Northrop offered reverence.

3. Citizen Comment(s) on Agenda Items

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

Sheri Bingham located at 4452 S 5500 W discusses that West Haven uses TextmyGov. Talks about the pros and cons that West Haven has found with it.

Jennifer Stanger located at 3672 S 5250 W says there are other agencies out there. Feels that we should get other bids.

Rosemary England located at 5338 W 4325 S feels that for the cost of it, it is a waste of money and time. Feels that the money should be put towards the website.

4. Consent Items

a. Motion – Approval of Minutes dated December 5, 2023

**COUNCIL MEMBER COX MOTIONED TO APPROVE  
THE MINUTES DATED DECEMBER 5, 2023.**

**COUNCIL MEMBER HILL 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>COX</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>

**MOTION PASSED.**

b. Motion – Approval of Minutes dated December 7, 2023

**COUNCIL MEMBER WILCOX MOTIONED TO  
APPROVE THE MINUTES DATED DECEMBER 7,  
2023. COUNCIL MEMBER COX SECONDED THE  
MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
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<b>WILCOX</b>	<b>AYE</b>
<b>MARIGONI</b>	<b>AYE</b>
<b>COX</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

5. Declarations on conflicts of interest or disclosures by council members

There were no declarations of conflicts of interest or disclosures by council members.

6. Discussion Items, Reports, and/or Presentations

- a. November Financial Reports for Fiscal Year 2024
  - i. The November financials were reviewed.

7. Action items

- a. Motion – Approval of Ordinance No. O-2023-05, Restricting the Employment of Relatives and Household Members

Council Member Marigoni asked if the section 2-6-3: Exceptions – if there was a way to clarify the hiring of relatives for seasonal positions? Reed Richards, our city attorney, feels that it was written out clearly. Reed explained that he took Riverdale City's Ordinance and Ogden City employee personal manual.

Council Member Hill was surprised how quickly this was turned around to get done, when he has been trying to get a commercial cell tower ordinance put in place for months. Council member Marigoni said that she has been working on this since May.

**COUNCIL MEMBER MARIGONI MOTIONED TO APPROVE ORDINANCE NO. 0-2023-05 RESTRICTING THE EMPLOYMENT OF RELATIVES AND HOUSEHOLD MEMBERS AND AMENDED TO THE PERSONAL MANUAL. COUNCIL MEMBER COX 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>NORTHROP</b>	<b>AYE</b>
<b>COX</b>	<b>AYE</b>

**HILL****AYE****MOTION PASSED.****b. Motion - TextmyGov**

Council Member Hill asked what the cost was? Council Member Wilcox stated that it was \$4000 annually, plus \$1000 start up fee. (\$5000 the first year). Council Member Northrop asked if other similar businesses reached out? Council Member Hill concerns would be privacy for the homeowners. Council Member Wilcox feels that it would be worth it for also the help with Emergencies within the city. Council Member Hill asked what type of communication would we use this for? Tomato days, community events, emergencies.

**COUNCIL MEMBER COX MOTIONED TO ADOPT  
TEXTMYGOV PROGRAM. 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>NORTHROP</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>COX</b>	<b>AYE</b>

**MOTION PASSED.**

**COUNCIL MEMBER COX AMENDED HER MOTION  
TO ADOPT TEXTMYGOV PROGRAM CONTINGENT  
THAT WE SEND OUT BLANKET SIGN UP AND IF  
WE CAN FILTER OUT UNWANTED MESSAGES.  
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>NORTHROP</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>COX</b>	<b>AYE</b>

**MOTION PASSED.**

**c. Motion- Approval of Resolution No. 2023-06, Roy City and Hooper City  
Crossing Guard Services**

- i. Reviewed and discussion was made. Resolution No. was approved at the last meeting for 2023-05 but needs to be 2023-06.

**COUNCIL MEMBER WILCOX MOTIONED TO APPROVE RESOLUTION NO. 2023-06, ROY CITY AND HOOPER CITY CROSSING GUARD SERVICES. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
WILCOX	AYE
MARIGONI	AYE
NORTHROP	AYE
HILL	AYE
COX	AYE
<b>MOTION PASSED.</b>	

8. Public Comments on items not on the agenda.  
No public comment.

Council Member Hill thanked Council Member Cox for her service.

9. Adjournment

**AT APPROXIMATELY 7:33 PM COUNCIL MEMBER COX MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
WILCOX	AYE
MARIGONI	AYE
NORTHROP	AYE
COX	AYE
HILL	AYE
<b>MOTION PASSED.</b>	

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

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Morghan Yeoman, City Recorder

## 2024 City Council Assignments

Assignments	New Council Member Assignment
Parks, Trails, & Recreation	
Celebrations	
Tomato Days	
Culinary Water	
Mosquito Abatement	
Mayor Pro- Tem	
Central Weber Sewer Board	
WACOG	
Council of Mayors	
Chamber of Commerce	
Code Enforcement	
Public Works & Employees	
Newsletter	
Budget & Finance	
Secondary Water	
Weber County Fire District	
Senior Citizen Liaison	
Board of Adjustments	
Fremont CTC Committee	
RAMP Grant Committee #1	
Economic & Community Development	
Public Safety (Sheriff & Animal Control)	
Moderate Income Housing	
Storm & Waste Water	
Sales Tax Oversight	
Economic & Community Development	
Waste Management	
Youth City Council	
RAMP Grant Committee #2	
Cemetery	
Emergency Management	
Transportation	
Arts Council	
VIPS Program	
Traffic Trailer	

**RESOLUTION NO. 2024-01**  
**RESOLUTION APPOINTING A REPRESENTATIVE TO THE CENTRAL**  
**WEBER SEWER IMPROVEMENT DISTRICT BOARD OF DIRECTORS**

**WHEREAS**, Hooper City's sewer system discharges its sewage into the Central Weber Sewer Improvement District's disposal facilities, and

**WHEREAS**, based on the size of Hooper's sewer system and the number of residents connected to the sewer system, the city is entitled under Utah Code Section 17B-2a-405 to appoint a representative to the Sewer District Board of Directors, and

**WHEREAS**, Subsection 3 of the above Code Section states that the appointment of the representative will be made by the Mayor, with the consent of the City Council, and

**WHEREAS**, Hooper City's representative on the above Board of Directors has been Mayor Fowers who's term has been completed and needs to be replaced,

**NOW, THEREFORE**, Be it Resolved by the City Council of Hooper City, that Mayor Sheri Bingham be, and hereby is, appointed as the City's representative to serve on the Board of Directors of the Central Weber Sewer Improvement District.

PASSED AND APPROVED by the Hooper City Council this \_\_\_\_ day of January 2024.

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

ATTEST:

\_\_\_\_\_  
Morghan Yeoman, City Recorder



## **Commercial Cell Tower Ordinance Suggestions**

### **Suggested additions / changes:**

1. Cell Towers to be allowed on specific property types excluding residential zones. Cell towers will be allowed on commercial and industrial properties.
2. Cell towers to comply with additional guidelines:
  - i. No structure within fall zones of tower (aside from the needed utilities)
  - ii. Tower height limitation (minimum of 75 ft. and maximum of 100 ft)
  - iii. Towers not to be built within a set distance of 300 % of tower height next to residential structures and within 1500 feet of schools.
3. Manage volume of towers by requiring the following of communication providers:
  - i. Co-locate their equipment on existing towers in the area.
  - ii. Provide technical justification for the need for a new tower.
  - iii. Require new towers to accommodate co-location ability.
4. Telecom Facility abandonment criteria
  - i. Landowner (or tower owner) to escrow 1.5 times the cost of tower for the eventual decommissioning of facility.
  - ii. Towers to be decommissioned after 90 days of lease termination.
  - iii. Removal of tower and anything about 3 feet below grade so land can be functional for future use.

APPLICATION FOR A HOOPER CITY SUBDIVISION/SITE PLAN

Subdivision Name ~~Higley~~ <sup>POWERS</sup> Subdivision Zone R2 Date Submitted 11/14/2023  
Address of Subdivision 5618 S. 6300 W Hooper City, UT No. of Units or Lots 2 (proposed 3)

Owner Name Douglas R. & N. Anne Higley Family Trust Address 3920 S. 5600 W. Hooper Ph [REDACTED]  
Fax # N/A Email Address [REDACTED]

Subdivider's Name Jo Anne Higley Address Same Ph Same  
Fax # \_\_\_\_\_ Email Address Same

Name of Intended Escrow Holder Jo Anne Higley (GWCU) Address Roy, Utah 84067

Contact Name Geni Townsend Ph (801) 621-4550 Fax # \_\_\_\_\_ Email gtownsend@gwcu.com

Surveyor's Name Jim@Hansens Address Brigham City Ph (435) 723-3491

Engineer's Name Jim Address 538 N. Main 84302 Ph (435) 723-3491

Secondary Water Available? Yes Contact Hooper Irrigation Jim or Matt Hansens Ph (801) 985-8429

Secondary Water System in Place? Yes Type Hooper Irrigation Ph (801) 985-8429

Culinary Water Available? Yes Type (Metered) Hooper Water Ph (801) 985-1991

Sewer Connection Available? Needs Yes Contact Hooper City Type Vacuum

Septic System Appears Feasible? No Contact \_\_\_\_\_ Type \_\_\_\_\_

Is Property in a Flood Hazard Area? NO Flood Zone \_\_\_\_\_ Lowest Elevation \_\_\_\_\_

Access Road Above 4215' Elevation? \_\_\_\_\_ Source \_\_\_\_\_

Please describe any agreements, rights-of-way, easements etc, that could affect this site:

\* Gary Higley → Doug & Jo Anne Higley and Valerie & Alan Staley  
(Easements city utilities) etc. (See plat proposed plat)

Describe history of parcel being subdivided, approximate dates and acreage of past land divisions:

Gary Higley to Family

The above information is true and accurate to the best of my knowledge.

Date 11/14/2023 Signature Jo Anne Higley

Office Use Only

Subdivision Preliminary Fee: \$652.00

Subdivision Final Fee: \_\_\_\_\_

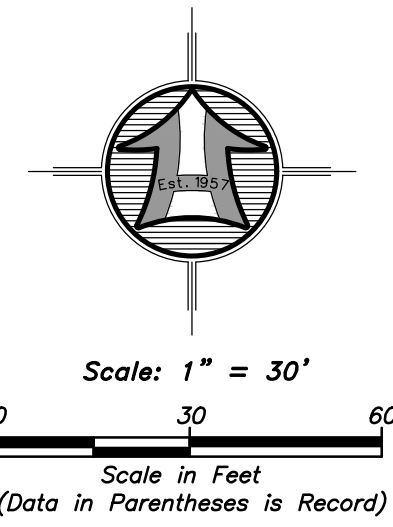
Number of Copies: \_\_\_\_\_ Envelopes: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_














Final Approval Date: \_\_\_\_\_

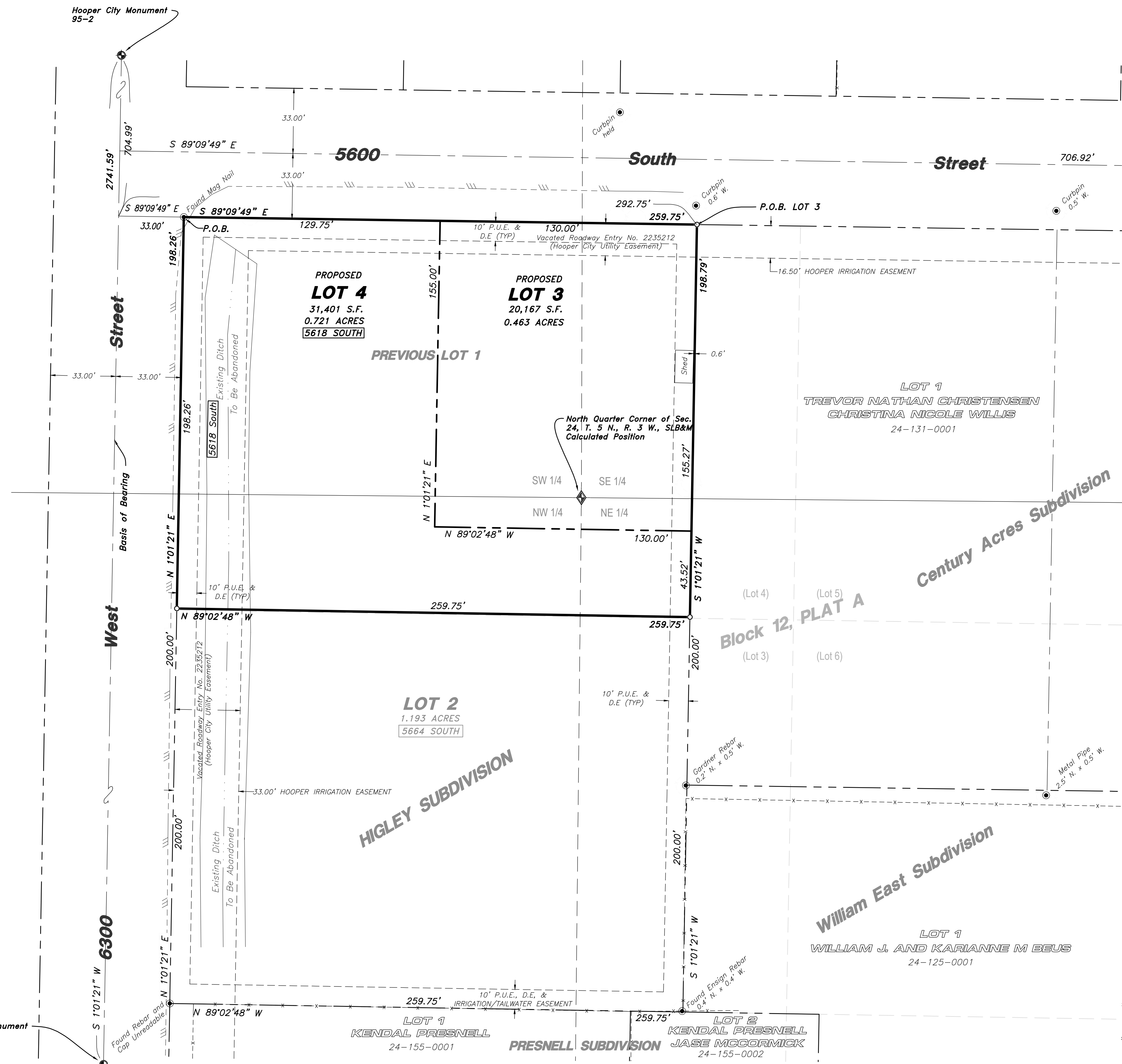


***EXHIBIT***



**LEGEND**

	<b>Subject Property Line</b>
	<b>Inferior Lot Lines</b>
	<b>Adjoining Property Line</b>
	<b>Original Plat "A" Lot Line</b>
	<b>Centerline</b>
	<b>Public Utility Easement (PUE)</b>
	<b>Ditch</b>
	<b>Top Ditch Bank</b>
	<b>Fence Line</b>
	<b>Street Monument</b>
	<b>Found rebar set by others</b>
	<b>Set 5/8"x24" Rebar With Cap</b>
	<b>Section Corner</b>

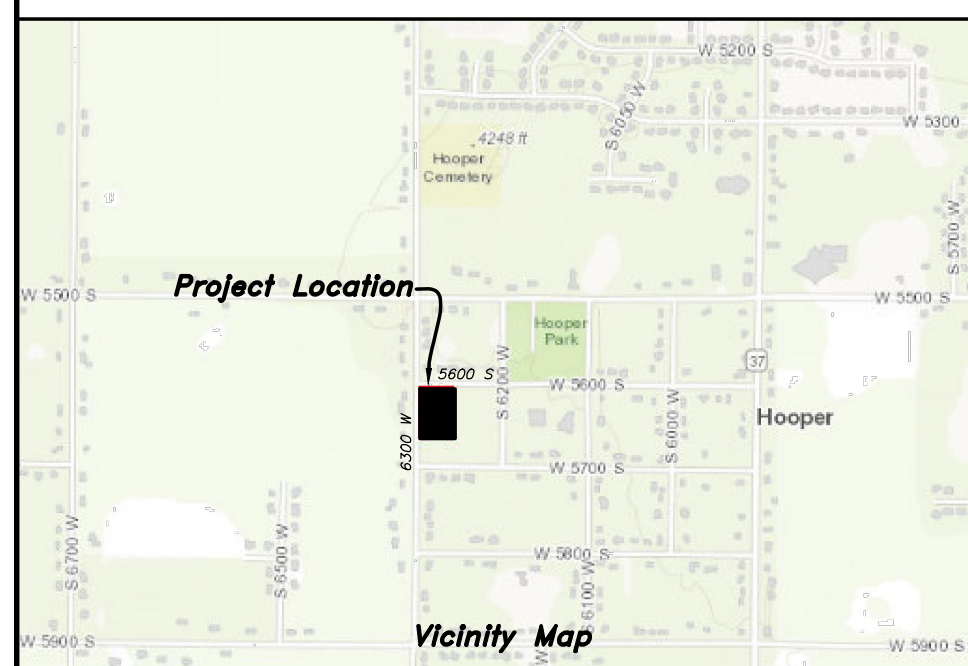


**PROPOSED LOT 3 BOUNDARY DESCRIPTION**

A PART OF LOT 4, BLOCK 12, PLAT A, HOOPER CITY, WEBER COUNTY, UTAH, SURVEY SITUATED IN THE SOUTH HALF OF SECTION 13 AND THE NORTH HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF CENTURY ACRES SUBDIVISION RECORDED AS ENTRY NO. 2763008, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 5600 SOUTH STREET LOCATED 704.99 FEET SOUTH 01°01'21" WEST ALONG THE MONUMENTED CENTERLINE OF 6300 WEST STREET AND 292.75 FEET SOUTH 89°09'49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FROM HOOPER CITY MONUMENT #95-2;

RUNNING THENCE SOUTH 01°01'21" WEST 155.27 FEET ALONG THE WEST LINE OF SAID CENTURY ACRES SUBDIVISION; THENCE NORTH 89°02'48" WEST 130.00 FEET; THENCE NORTH 01°01'21" EAST 155.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°09'49" EAST 130.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.463 ACRES.



**HANSEN & ASSOCIATES, INC.**  
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