



**HOOPER CITY  
CITY COUNCIL AGENDA  
JULY 6, 2023 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, July 6, 2023, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

**Work Meeting – 6:30pm**

1. Discussion on Agenda Items – City Council
2. Pickleball court reservations

**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 June 15, 2023
5. Declarations of conflicts of interest or disclosures by council members
6. Discussion Items, Reports, and/or Presentations
  - a. Presentation/Discussion - Weber Fire District: AED Machine
  - b. Presentation- FFA Advisor at Fremont High School: Cassie Joiner for Junior Livestock Program
7. Action Items
  - a. Motion- Title X Changes
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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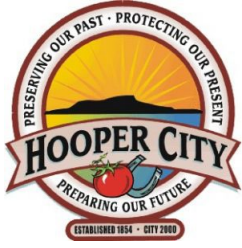
In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

**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 6<sup>th</sup> day of July, 2023 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, JUNE 15, 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 June 15, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

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

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder  
Lt. Jefferies – Weber County Sheriff's Office  
Reed Richards – City Attorney

COUNCIL MEMBERS

EXCUSED:

Debra Marigoni

AUDIENCE PRESENT:

See attached list.

**6:30PM WORK MEETING**

1. Discussion on Agenda Items

At 6:30pm the City Council held a work meeting where agenda items and CTC Fremont 5 were discussed.

**7:00PM REGULAR MEETING**

1. Meeting Called to Order – Mayor Dale Fowers

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

2. Opening Ceremony

a. Pledge of Allegiance

Council Member Northrop led in the Pledge of Allegiance.

b. Reverence

Council Member Cox 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)*

Amanda Prince located at 6093 W 5300 S made comments on the cemetery and wondering if we could get some new trees. Mayor Fowers asked Amanda where she is thinking to put new trees. Amanda responded where they were originally.

Eric Burrows located at 4460 W 5750 S made comments regarding the Commercial Tower. Eric read off some research and information that was done by a resident, Nate Maughan. Asked for the council members to be cautious of the situation.

- 4. Consent Items
  - a. Motion – Approval of Minutes dated June 1, 2023

**COUNCIL MEMBER COX MOVED TO APPROVE THE MINUTES DATED JUNE 1, 2023. COUNCIL MEMBER NORTHROP SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED UNANIMOUSLY.**

- 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. Discussion – Hooper City Cemetery: New Sign
    - i. Mayor Fowers explained that there will be a new sign put up in the cemetery with the information that will be provided. Council Member Northrop asked about the flower/decoration placements on the headstone. Mayor Fowers responded that when we mow, it is difficult for the public works staff.
  - b. Discussion – Connex Franchise Agreement

i. Mayor Fowers explained that there was an original franchise agreement with Connex that was signed, however they were wanting some adjustments. Reed Richards, our city attorney, made some comments on the agreement. Craig Brown representing Connex explained what they have done in other cities. Mayor Fowers read off ordinance (5-5-5 Permit fees) and discussed what they would do with that. He also explained that he has reached out to other cities and received good words from each. Council Member Wilcox asked if we could give them a flat fee. David Brown, representing Connex, explained how other cities have lowered or taken away the permit fees due to the amount of work they do. Council Member Cox asked how we would need to change the agreement. Reed Richards explained that we will need to state in the agreement that justifies us not charging them for permit fees. Council Member Hill also explains why he is okay to waive the fees.

c. Discussion – Commercial Cell Tower

i. Mayor Fowers explained that AT&T had come to the Planning Commission meeting on June 8, 2023 and requesting to withdrawal from the application. Council Member Hill stressed his concern about needing to create an ordinance for any future towers. Council Member Hill also quoted Nate Maughan’s research and information. Reed Richards asked that we send this over to the Planning Commission for them to review the information.

7. Action Items

a. Motion (Roll call vote) – Approval of Resolution No. R-2023-05, Approving the certified tax rate

Tereasa Chugg, our finance manager, explained how the certified tax rate gets approved from the State and Weber County. Tereasa gave the tax rate at 0.000288 and will bring in \$259,000 property tax revenue.

**COUNCIL MEMBER HILL MOVED TO APPROVE RESOLUTION NO. R-2023-05 AT 0.000288. COUNCIL MEMBER COX SECONDED THE MOTION. VOTING AS FOLLOWS:**

<b><u>COUNCIL MEMBER:</u></b>	<b><u>VOTE:</u></b>
<b>COX</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>

**WILCOX AYE  
MOTION PASSED UNANIMOUSLY.**

b. Motion – Request in TITLE X changes presented by Planning Commission

Amanda Prince, Mary Simpson, and Sheldon Greener from Planning Commission presented their request in changes for TITLE X.

**COUNCIL MEMBER COX MOVED TO TABLE THE REQUEST IN CHANGES IN TITLE X UNTIL JULY 6, 2023. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED UNANIMOUSLY.**

8. Public Comments on items not on the agenda.

Shay Call located at 5524 S 6800 W and explained that her property is one of the weird, shaped lots that would not be able to build an ADU behind her home and would like the City Council to take into consideration the frontage setbacks.

Amanda Prince located at 6093 W 5300 S handed the council members a paper titled “Nepotism” and read it off. She also talks about the idea of doing a Hooper Tomato Jam and Candidate meeting night.

Shay Call located at 5524 S 6800 W followed up on Amanda Prince comments on Nepotism.

9. Adjournment

**AT APPROXIMATELY 8:28 PM COUNCIL MEMBER WILCOX MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER NORTHROP SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**HILL AYE**  
**NORTHROP AYE**  
**WILCOX AYE**  
**MOTION PASSED UNANIMOUSLY.**

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

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

DRAFT

## **Request of TITLE X Changes**

DWELLING, SECONDARY ATTACHED: A dwelling unit for one (1) family that shares a common wall or walls with the principal dwelling, has a separate outside entrance from the principal dwelling, and is subordinate to the principal dwelling. The secondary unit may have separately metered (utilities), and the principal dwelling must be occupied by the property owner.

DWELLING, SECONDARY ATTACHED: A dwelling unit for one (1) family that shares a common wall or walls within the principal dwelling and has a separate outside entrance from the principal dwelling. The secondary unit may have separately metered utilities. The property owner must occupy one of the units as their primary residence.

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DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principal dwelling, is a minimum of 400 square feet and a maximum of 960 square feet in size and is subordinate to the principal dwelling. The secondary unit may have separately metered (utilities), must contain kitchen and bathroom facilities and the principal dwelling must be occupied by the property owner. Secondary structure must meet the minimum setback from property lines as identified for a Dwelling, Single Family Detached.

DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principal dwelling, is a minimum of 400 square ft and a maximum of 960 square feet of living area, exclusive garage, covered porch, or patio. The secondary unit may have separately metered utilities and must contain kitchen and bathroom facilities. The property owner must occupy one of the units as their primary residence. The secondary unit must meet the minimum setback requirements from property lines as identified in the chart for a dwelling, single family Detached, and must not have any part of the structure projecting to as an accessory dwelling unit or ADU.

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### **Additional definition for reference:**

- ❖ ACCESSORY DWELLING UNIT: See dwelling, Secondary Detached and Secondary Attached.
  
- ❖ 10-2B-6 Accessory Structure Requirement in a Residential Zone:
  - “H”: A structure that is used as an accessory dwelling unit for a single family and may or may not be attached to the principal dwelling unit property. It must meet all setbacks and side yard requirements. No part of the accessory dwelling unit may be located closer to the street than the principal unit. The detached accessory dwelling unit should not exceed twenty-five feet (25’) in height, must be at least 400 square

feet of living area and cannot exceed 960 square feet of living area, exclusive of garage, covered porch, or patio. The aesthetics and design of the accessory dwelling unit should be consistent and complimentary to the principal dwelling unit. The property owner must occupy one of the units as their primary residence.

**Delete from TITLE X:**

- ❖ DWELLING, SINGLE FAMILY ATTACHED: A structure containing 2 dwelling units attached by a common wall or walls, where each dwelling unit is located on a separate property.

**Change wording in 10-2B-6 ; E(4) : (needs to match table on 10-2B-4)**

Rear Yard Accessory Building: An accessory building may be located in a rear yard no closer than ten feet (10') from a dwelling or main building, and no closer than **three feet (3')** from the side or rear property line or boundary and cannot be built on a public easement.

**Rear Yard Accessory Building: An accessory building may be located in a rear yard no closer than ten feet (10') from a dwelling or main building, and no closer than **five feet (5')**, measured from the drip edge, from the side or rear property line or boundary, and cannot be built on a public easement.**

Table 10-2B-4 Accessory Structure Requirements in a Residential Zone

Dimensional Standard (in feet)	R1	R.75	R2	R3	R4	ROS	HDR	PUD <sup>1</sup>
Accessory Structure:								
Setback (feet) from:								
1. Side property line on arterial or collector street	30	30	30	30	25	30	25	25
2. Side property line on local street	20	20	20	20	20	20	20	20
3. Interior side property line with a side public utility easement	10	10	10	10	5	10	10	10
4. Interior side property line without a side public utility easement	5	5	5	5	5	5	5	5
5. Rear property line with a rear public utility easement	10	10	10	10	10	10	10	10
6. <b>Rear property line without a rear public utility easement</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>
Maximum accessory building height in feet	25	25	25	18	18	18	18	18
Minimum Distance Between Buildings	10	10	10	10	10	10	10	10

ADD: (Measured at drip edge)