



HOOPER CITY
CITY COUNCIL AGENDA
OCTOBER 3, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Council will hold a work meeting at 6:00pm and their regularly scheduled meeting at 7pm on Thursday, October 3, 2024, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00pm

1. Discussion on Agenda Items

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Council member Fowers
 - b. Reverence – Council member Wilcox
3. Upcoming Events
4. Public Comments
5. Consent Items
 - a. Motion- Approval of Minutes dated September 5, 2024
 - b. Motion- Approval of Minutes dated September 19, 2024
6. Discussion Items, Reports, and/or Presentations
 - a. Presentation- Michelle Wixom – UYSA soccer
7. Public Hearings
8. Action Items
 - a. Motion: Final approval for Perez Subdivision located at 5998 S 5100 W for Efrain Perez
9. Public Comments
10. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

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

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

CERTIFICATE OF POSTING

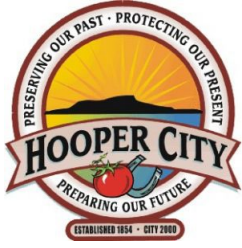
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on the 3rd day of October, 2024 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

***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.

***CONFLICT OF INTEREST**

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.



HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, SEPTEMBER 05, 2024, 6:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Council held a work meeting on Thursday, September 05, 2024, at 6:00 pm at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Sheri Bingham – Mayor
Dale Fowers – City Council
Debra Marigoni- City Council
Bryce Wilcox- City Council

COUNCIL MEMBERS EXCUSED:

Lisa Northrop – City Council
Ryan Hill – City Council

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman - City Recorder
Reed Richards – City Attorney
Malcolm Jenkins- City Planner

AUDIENCE PRESENT:

See attached list.

6:00 PM WORK MEETING

1. Planning Commission- Fiscal Impact Study Analysis

Discussion between Attorney and City Council regarding the best way to get the study.

Getting a bid for the study is the next step.

Sheri suggested they get 1 city council, 1 planning commission, and 2 community members to choose the company they use for the Fiscal Impact Study.

Discussion between the attorney and city council decided to contact the cities to see how their recent Smith's Marketplace affected their cities.

A list of bullet points needs to be given to the companies doing the study.

The city council needs to provide a list by Monday to Malcolm Jenkins.

Malcolm Jenkins will eliminate the duplicates and provide a list to City Council by Tuesday.

The City Council will send out the list to companies.

Bids will be brought to the next City Council meeting.

Sheri presented North Ogden and West Point Smith's Sheriff Analysis.

City Council will meet 30 minutes before the City Council Meeting on September 12 2024 to discuss the bids for the Fiscal Impact Study Analysis.

2. Senior Lunch

Mayor Sheri explained that Roy did away with Senior funding.

Sheri also explained that Roy might end up closing the Roy Center. The Roy Mayor is looking for funds yearly from West Haven and Hooper for their Roy Center.

Sheri presented that Chris Morris and Blair Cottle have agreed to get donations to do meals for seniors. Meals for seniors could be twice a month, the first and the third Thursday of every month.

Mayor Sheri explained how many of Hooper’s Senior went to other various cities senior lunches and activities.

The City Council and Mayor discussed the concern that could arise with other cities wanting funds.

The City council and Mayor discussed Hooper’s Seniors and how to provide to them. Providing lunch to seniors once a month, and paying Roy \$2000 a month will be voted for on the next meeting.

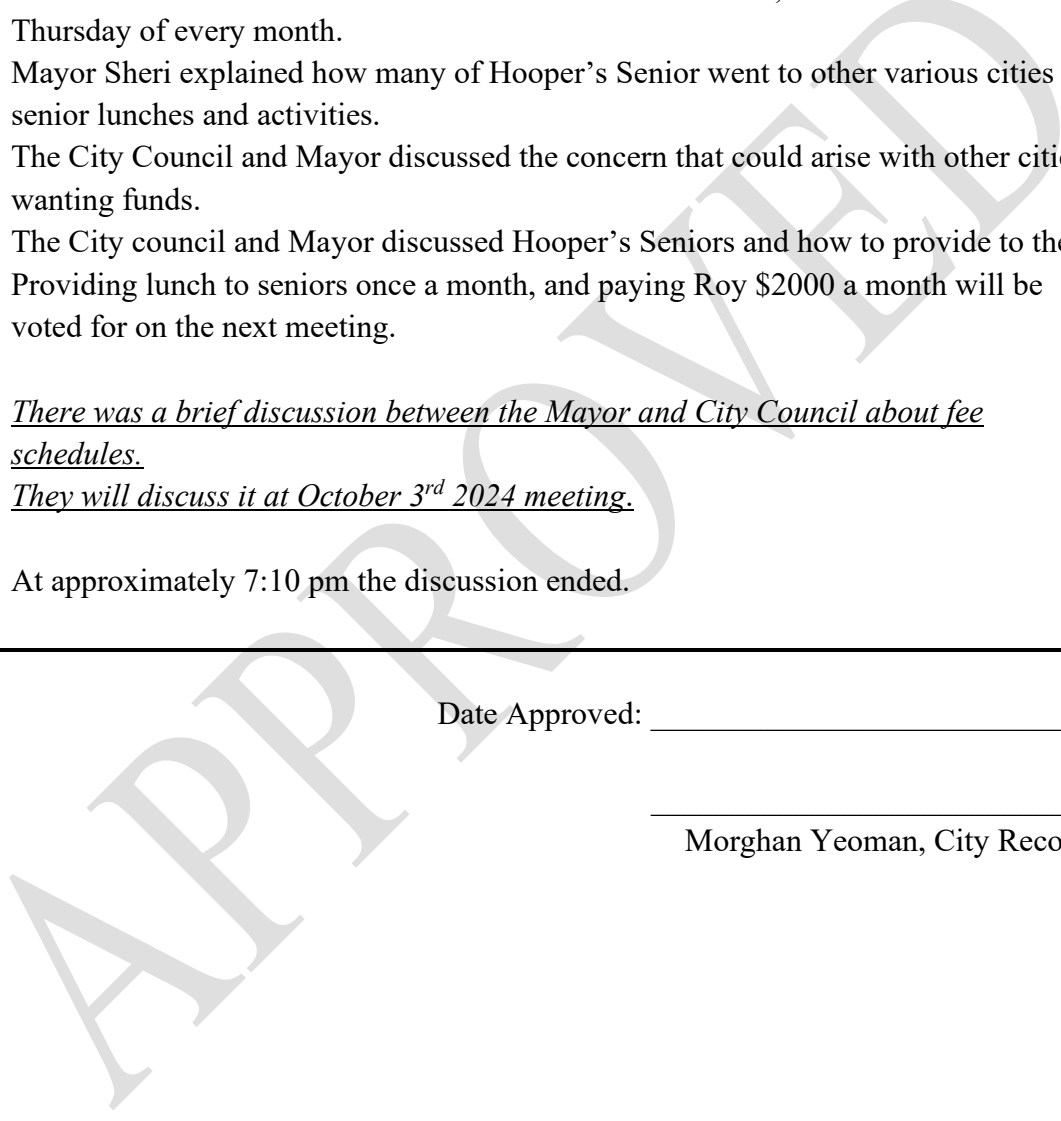
There was a brief discussion between the Mayor and City Council about fee schedules.

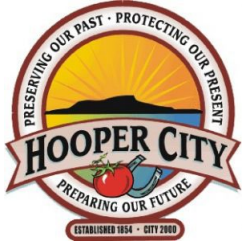
They will discuss it at October 3rd 2024 meeting.

At approximately 7:10 pm the discussion ended.

Date Approved: _____

Morghan Yeoman, City Recorder





HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, SEPTEMBER 19, 2024, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Council held a work meeting at 6:00pm and their regular meeting at 7pm on September 19, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Sheri Bingham – Mayor
Dale Fowers
Bryce Wilcox
Debra Marigoni
Lisa Northrop
Ryan Hill

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Reed Richards – City Attorney
Morghan Yeoman – City Recorder
Jamee Johnston – Deputy City Recorder
Malcolm Jenkins - City Planner
Lieutenant Lavelly – Weber County Sherriff

AUDIENCE PRESENT:

See attached list

6:00PM WORK MEETING

1. Discussion on Agenda Items

At 6:00pm the City Council held a work meeting where agenda items, Cross Action IT Services, Connex, and AYSO soccer league was discussed.

7:00PM REGULAR MEETING

1. Meeting Called to Order – Mayor Bingham

At 7:00 pm Mayor Sheri Bingham called the meeting to order.

2. Opening Ceremony

a. Pledge of Allegiance

Council Member Marigoni led in the Pledge of Allegiance.

- b. Reverence
Council Member Hill offered reverence.

Mayor Sheri Bingham introduced Jamee Johnston – Deputy City Recorder

3. Upcoming Events

- a. Mayor Bingham thanked Erin Maughan and Dave Harris for putting on the health fair.
- b. Mayor Bingham announced October 9th, 2024 @7pm Community Volunteer Committees kickoff meeting and October 12th, 2024 @6:30 -9pm Hooper Halloween Haunt.

4. Citizen Comment(s) on Agenda Items

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

None

5. Consent Items

a) Motion- Approval of Minutes dated August 15, 2024

COUNCIL MEMBER NORTHRUP MOTIONED TO APPROVE THE MINUTES DATED AUGUST 15, 2024, WITH NO CORRECTIONS. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:

VOTE:

WILCOX

AYE

MARIGONI

AYE

FOWERS

AYE

NORTHRUP

AYE

HILL

AYE

MOTION PASSED.

6. Discussion Items, Reports, and/or Presentations

None

7. Public Hearings

None

8. Action Items.

- a. Motion (Roll Call Vote): Ordinance No. 0-2024-06; An ordinance amending Hooper City’s Fencing Ordinance and Establishing an effective date.
 Mayor Bingham explained that the fencing ordinance was recommended from the Planning Commission and looked over by the City Council and City Attorney Richards, and that it is back to City Council to approve. City Council and City Attorney Richards discuss clarification on wording.

COUNCIL MEMBER HILL MOTIONED TO APPROVE ORDINANCE NO. 0-2024-06; AN ORDINANCE AMENDING HOOPER CITY’S FENCING ORDINANCE AND ESTABLISHING AND EFFECTIVE DATE OF SEPTEMBER 19, 2024. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COUNCIL MEMBER:</u> | <u>VOTE:</u> |
|------------------------|--------------|
| WILCOX | AYE |
| MARIGONI | AYE |
| FOWERS | AYE |
| HILL | AYE |
| NORTHROP | AYE |

MOTION PASSED.

- b. Discussion/Motion: Accepting a Fiscal Analysis Study

Mayor Bingham explained the Fiscal Analysis Study bids received from 3 different companies. City Council discussed the differences between bids.

COUNCIL MEMBER WILCOX MOTIONED TO APPROVE THE FINANCIAL FISCAL ANALYSIS STUDY FOR LRB. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COUNCIL MEMBER:</u> | <u>VOTE:</u> |
|------------------------|--------------|
| WILCOX | AYE |
| MARIGONI | AYE |
| FOWERS | AYE |
| HILL | AYE |
| NORTHROP | AYE |

MOTION PASSED.

9. Public Comments

Garth Widdison- Hooper resident

Garth was concerned about a business that was operating in his neighborhood that is not zoned for business. The city council commented on his complaint.

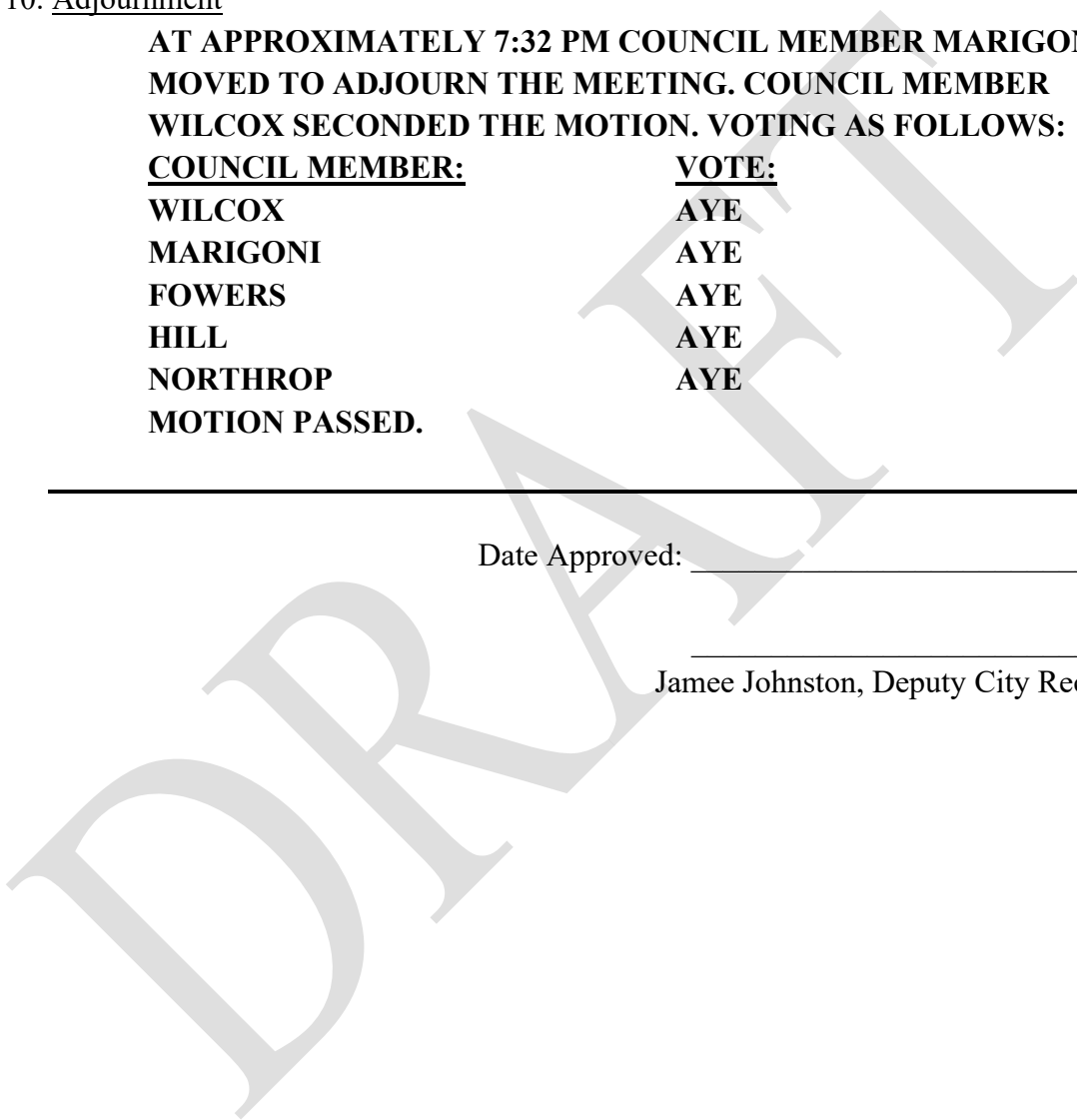
10. Adjournment

AT APPROXIMATELY 7:32 PM COUNCIL MEMBER MARIGONI MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:

| <u>COUNCIL MEMBER:</u> | <u>VOTE:</u> |
|-------------------------------|---------------------|
| WILCOX | AYE |
| MARIGONI | AYE |
| FOWERS | AYE |
| HILL | AYE |
| NORTHROP | AYE |
| MOTION PASSED. | |

Date Approved: _____

Jamee Johnston, Deputy City Recorder

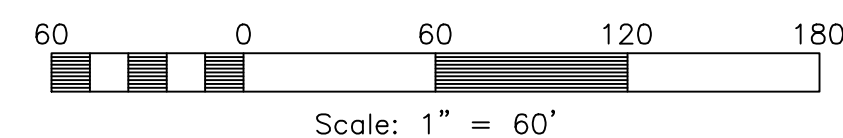


PEREZ SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 HOOPER CITY, WEBER COUNTY, UTAH
 SEPTEMBER, 2024

LEGEND

- = SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- REMAINDER PARCEL LINE
- - - ADJOINING PROPERTY
- - - EASEMENTS
- - - SECTION TIE LINE
- - - ROAD CENTERLINE
- - - EXISTING FENCELINE
- ▨ = BUILDABLE AREA
- ⊕ = PUBLIC UTILITY EASEMENT
- ⊙ = WATER MONITORING LOCATION
- ⊙ = EXPLORATION TEST PIT



SOIL TEST PIT INFORMATION

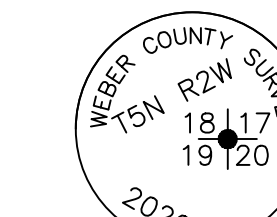
EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 407513 E 4556563 N)
 0-16" FINE SANDY LOAM, GRANULAR
 16-62" FINE SANDY LOAM, BLOCKY STRUCTURE, COMMON RED MOTTLES @ 44" AND BELOW
 62-66" SILT LOAM, MASSIVE STRUCTURE, MANY RED MOTTLES
 GROUNDWATER ENCOUNTERED AT 66"

NOTE

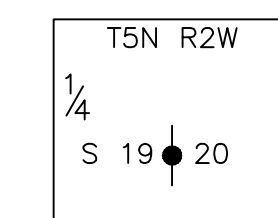
CITY ORDINANCES STATE THAT NO BASEMENTS (LOWEST FLOOR SLAB LOWER THAN EXISTING ADJACENT GRADE) ARE ALLOWED IF A PUBLIC LAND DRAIN SYSTEM ISN'T AVAILABLE TO CONNECT A FOOTING DRAIN INTO WITH A GRAVITY LAND DRAIN LATERAL. THERE IS NO PUBLIC LAND DRAIN IN 5100 WEST. THEREFORE, NO BASEMENT IS PERMITTED ON LOT 1.

BASIS OF BEARINGS

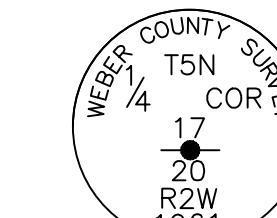
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: SOUTH 00°21'02" WEST.



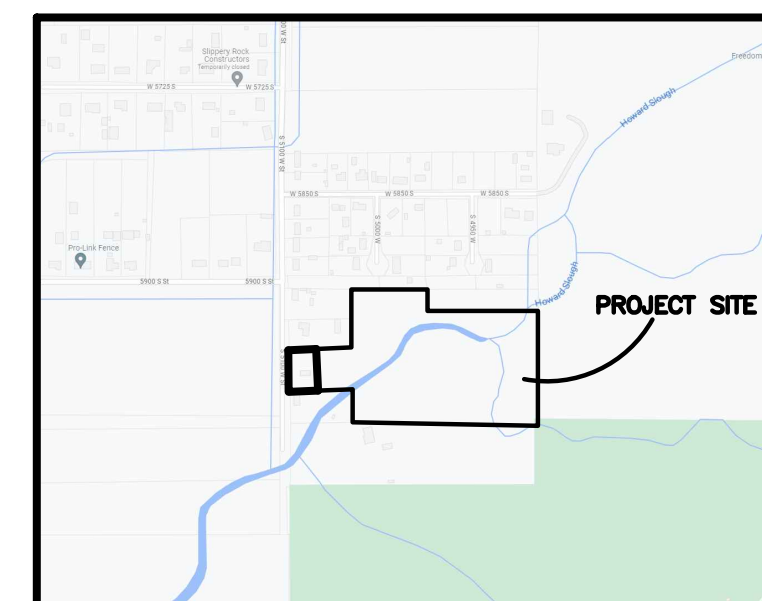
MONUMENT DETAIL A
(NOT TO SCALE)



MONUMENT DETAIL B
(NOT TO SCALE)



MONUMENT DETAIL C
(NOT TO SCALE)



VICINITY MAP
NOT TO SCALE

NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT, STAMPED 1961) (SEE MONUMENT DETAIL C)

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **PEREZ SUBDIVISION** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9239283
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **PEREZ SUBDIVISION**, AND ALSO TO GRANT AND DEDICATE TO HOOPER CITY, A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY HOOPER CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

EFRAIN PEREZ

ACKNOWLEDGMENT

STATE OF UTAH) ss.
 COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

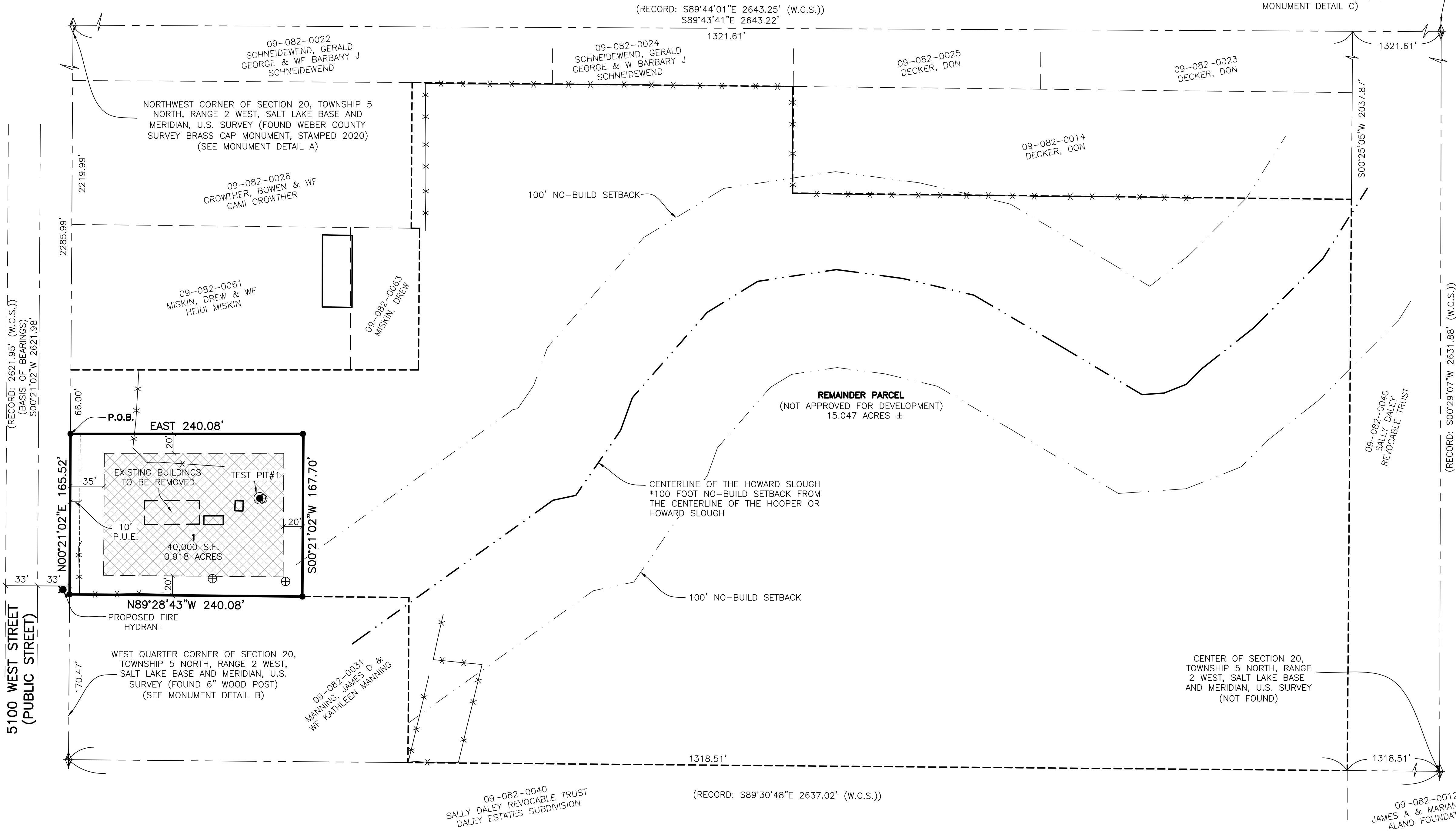
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 5100 WEST STREET, SAID POINT BEING 2285.99 FEET SOUTH 00°21'02" WEST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 20 (SAID NORTHWEST CORNER BEING 2621.98 FEET NORTH 00°21'02" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 20); THENCE EAST 240.08 FEET; THENCE SOUTH 00°21'02" WEST 167.70 FEET; THENCE NORTH 89°28'43" WEST 240.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 5100 WEST STREET; THENCE NORTH 00°21'02" EAST 165.52 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 40,000 SQUARE FEET OR 0.918 ACRES.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE-LOT SUBDIVISION WITH A REMAINDER PARCEL AS SHOWN HEREON. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE WESTERLY LINE OF SUBJECT PROPERTY WAS DETERMINED BY THE EASTERLY RIGHT-OF-WAY LINE OF 5100 WEST STREET.



DEVELOPER:
 EFRAIN PEREZ
 3639 W 4000 S
 WEST HAVEN, UT 84401
 801-668-3790

HOOPER CITY ATTORNEY
 APPROVED AS TO FORM BY THE HOOPER CITY ATTORNEY
 THIS _____ DAY OF _____, 20____.

 HOOPER CITY ATTORNEY

HOOPER IRRIGATION COMPANY
 APPROVED THIS _____ DAY OF _____, 20____ BY THE HOOPER IRRIGATION COMPANY

 DATE HOOPER IRRIGATION COMPANY

HOOPER WATER IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____, 20____ BY THE HOOPER WATER IMPROVEMENT DISTRICT.

 DATE HOOPER WATER IMPROVEMENT DISTRICT

HOOPER CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

 DATE HOOPER CITY ENGINEER

HOOPER CITY MAYOR
 PRESENTED TO THE HOOPER CITY MAYOR THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

 HOOPER CITY MAYOR

 HOOPER CITY RECORDER

WEBER-MORGAN HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____.

 DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder
 Entry No. _____ Fee Paid _____
 _____ Filed For Record
 At _____ in Book _____
 Of The Official Records, Page _____

Recorded For: _____

 Weber County Recorder
 _____ Deputy.