



**HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, AUGUST 07, 2025, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

The Hooper City Council held a work meeting at 5:30pm and their regular meeting at 7pm on August 07, 2025, 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
Bryce Wilcox – City Council
Debra Marigoni – City Council
Ryan Hill – City Council

COUNCIL MEMBERS EXCUSED:

Lisa Northrop – City Council

CITY STAFF & PLANNING COMMISSION PRESENT:

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

5:30PM WORK MEETING

1. Discussion on Agenda Items

At 5:30 PM, the City Council held a work meeting to discuss agenda items, The City Council discussed the economic and fiscal impact analysis related to proposed developments, including the Terrestrada LLC project, with Jason Burningham from LRB. Jason reiterated key findings from the study, emphasizing that commercial development generates net positive fiscal benefits through sales tax and other revenues, and offsetting costs. He clarified that residential components contribute to net negative fiscal impacts, but the overall project is net positive. Discussion included questions on cost allocation, revenue projections over 22 years, incremental expenses, and distinctions between residential and commercial impacts. Jason addressed misconceptions about the study's interpretation and confirmed the integrity of the analysis.

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 Fowers led in the Pledge of Allegiance.

b. Reverence

Council Member Hill offered reverence.

3. Upcoming Events:

- a. Mayor Bingham announced the winners of Jr. Rodeo and Queen.
- b. Hooper tomato days family dinner and dance on Monday, August 25th
- c. CWSD truth in taxation; August 18th at 6pm at the Central Weber Sewer located at 2618 W Pioneer Road in Marriot Slaterville.
- d. Mayor Bingham announced Brent Taylor events that will be announced more regularly for residents to get involved.

4. Public Comments:

Amanda Prince- Hooper Resident

Amanda questions the information during the discussion done in the work session, property tax regarding the Smith's project, and Amanda has CRA questions and wanted some answers.

Travis Bates- Hooper Resident

Explained to city council that Smiths wants the property. Travis would like council to realize that Smiths will bring in other residents rather than just hooper residents. Travis would like city council to look into the CRA. Travis supports the Smith's Project but not at the cost of the CRA.

Staci Judkins – Hooper Resident

Staci stated that Smith's is not part of the General Plan. Staci spoke on her thoughts toward Stuart Adams and the Smith's development. Staci Feels that Stuart Adams and Mayor Bingham are taking advantage of the citizens and what they voted for. Staci also spoke on the election and asked residents to pay attention to who they vote for.

Karen Peterson – Hooper Resident

Karen read the logo of Hooper. Karen commented on what the Hooper logo means. She feels that Smith's is here to make itself money and does not support Hooper. She spoke on the residential plan for the Smith's development. Karen asked for City council to vote no.

Bruce Taylor – Hooper Resident

Bruce stated why he is against the Smiths' development. He would like to see Hooper remain rural. Bruce questioned how Smith's would help the city's financials. Bruce would like to see this denied and move on.

Jake Kelso – Hooper Resident

Jake talked about what was discussed in the work session. Jake feels that the information that was given in the work session wasn't fully correct from previous meetings. He also spoke about his feelings toward Stuart Adams. Jake asked for City Council to deny the Smith's project.

Larry Ropelato – Hooper Resident

Larry stated he is for the Smith's development. He stated that he understands it more after sitting through the work session. Larry feels that Hooper would benefit from Smith's.

5. Consent Items

a) Motion- Approval of Minutes dated July 17, 2025

Council had discussion regarding the vote on removing mayoral powers and some verbiage stated in the minutes.

**COUNCIL MEMBER WILCOX MOTIONED TO
APPROVE THE MINUTES DATED JULY 17, 2025,
WITH WORDING CORRECTIONS. COUNCIL
MEMBER HILL SECONDED THE MOTION. VOTING
AS FOLLOWS:**

COUNCIL MEMBER:

WILCOX

FOWERS

HILL

MARIGONI

MOTION APPROVED.

VOTE:

AYE

AYE

AYE

AYE

6. Public Hearings:

None

7. Discussion Items, Reports, and/or Presentations:

a. Tomato Days; Erin Maughan

Mayor Bingham explained that Erin Maughan could not be here tonight. Erin emailed all City Council on what she would like to have help on by council members.

Council Member Hill asked why the family dinner had been moved to another day and stated that he feels that City Council has not been involved in the planning this year.

8. Action Items:

a. Discussion/Motion: Reconsideration of Renevestors LLC request for rezone located at 4440 S 6300 W.

Reed Richards, the city attorney, explained that this had been brought up a few years ago. With some litigation going back and forth, planning commission approving it, and city council not approving it. The city attorney Reed Richards asked the council if they can grant the request.

Matthew Koyle, the attorney representing Renovestors spoke about what is being asked by Mr. Crabtree and what he would like to do to the property. Mr. Crabtree commented on what he is looking for tonight. Graphics were passed out to the city council. Mr. Crabtree explained that he was granted an ADU last year, so he is confused why that could be approved but not the parcel divided in half to make both sides half acre.

**COUNCIL MEMBER HILL MOTIONED TO
RECONSIDER AND APPROVE THE REZONE FOR
RENEVESTORS LLC AT 4440 S 6300 W TO R2.**

**COUNCIL MEMBER WILCOX SECONDED THE
MOTION. VOTING AS FOLLOWS:**

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

MOTION APPROVED.

b. Discussion of Terrestrada LLC development.

The City Council discussed the Terrestrada LLC development, including conditional approval for a general plan amendment, rezone request, and development agreements. Discussion referenced the fiscal analysis presented

in the work meeting, focusing on the need for a regional lift station, sewer trunk line replacement, and potential inclusion of adjacent properties in a Community Reinvestment Area (CRA). Council members raised concerns about costs, resident impacts, affordability, and the need for more information. Suggestions included conducting a resident survey to gauge support. No motion was made; the council agreed to gather more data before deciding.

c. Discussion/Motion: Fee Schedule:

The City Council discussed updates to the fee schedule, including park rental fees, Sunday activities at parks, resident vs. non-resident rates, and cleanup costs. Concerns were raised about Sunday tournaments generating traffic, potential police calls, and insufficient fees to cover expenses. Proposed changes included increasing full park rental from \$500 to \$750 (residents) and \$1,500 (non-residents), \$50-\$100 for ball fields, and eliminating deposits in favor of credit cards on file. Discussion noted comparisons with other cities and the need for public hearing. The council agreed to review a revised schedule, include it in the next packet, and hold a public hearing at the August 21, 2025, meeting. No motion was made.

d. Additional Discussion:

Council Member Fowers inquired about a recent hiring process for a city position. Mayor Bingham confirmed no one was hired, with only one interview conducted by staff, and additional interviews pending.

Council Member Hill requested adding a recurring line item for budget presentations at the second council meeting each month (or the only meeting if applicable). The council agreed, placing it under discussion items.

9. Adjournment

**AT APPROXIMATELY 8:25 PM COUNCIL MEMBER FOWERS
MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER
MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

COUNCIL MEMBER:
WILCOX

VOTE:
AYE

FOWERS

AYE

HILL

AYE

MARIGONI

AYE

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED