



**HOOPER CITY
CITY COUNCIL WORK MEETING MINUTES
TUESDAY, JUNE 24, 2025, 5:30PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

The Hooper City Council held a work meeting on Tuesday, June 24, 2025, at 5:30 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
Bryce Wilcox- City Council
Ryan Hill – City Council
Debra Marigoni- City Council

MEMBERS EXCUSED:

Lisa Northrop – City Council

CITY STAFF PRESENT:

Morghan Yeoman- City Recorder
Malcolm Jenkins- City Planner
Jared Hancock – Public Works Director
Reed Richards – City Attorney

5:30 PM WORK MEETING

1. **Meeting called to order – Mayor Bingham**

At 5:30 pm Mayor Bingham called the meeting to order.

2. **Action Item:**

- a. **Motion- (roll call vote) Resolution No. 2025-04; Authorizing an increase in sewer, solid waste, and stormwater collection rates.**

The council discussed Resolution No. 2025-04, authorizing an increase in sewer, solid waste, and stormwater collection rates. Mayor Bingham explained there will be a notice sent out.

**COUNCIL MEMBER HILL MOTIONED TO
APPROVE THE RESOLUTION NO. R-2025-04,
AUTHORIZING AN INCREASE IN SEWER, SOLID
WASTE, AND STORMWATER COLLECTION RATES.
COUNCIL MEMBER FOWERS SECONDED THE
MOTION. VOTING AS FOLLOWS:**

COUNCIL MEMBER:

**WILCOX
FOWERS**

VOTE:

**AYE
AYE**

HILL	AYE
NORTHROP	AYE
MARIGONI	AYE
MOTION APPROVED.	

3. Discussion: Terrastrada LLC Development

The council discussed the proposed Terrastrada LLC development, including a general plan amendment, rezone request, and conditional approval subject to finalization of development agreements.

The City Council discussed the need for changes to the general plan and zoning map, with City Planner Malcolm Jenkins indicating significant work would be required. Concerns about funding a \$2 million sewer lift station, with discussions on whether Smith's should pay upfront or if impact fees from residential development could cover costs.

Opposition to a CRA was expressed by at least three council members, preferring impact fees over CRA participation.

Preferences for residential development included patio homes, third-acre, and half-acre lots, with some council members opposing a 55-and-older restriction to allow younger residents. A significant portion of commercial done before residential.

City Council expressed concerns about the scale of the proposed Smith's Marketplace and its alignment with community needs, with suggestions for a smaller store.

The council noted the need for further clarification from Terrastrada LLC on financing and compliance with the city recommendations before moving forward.

4. Adjournment:

**AT APPROXIMATELY 7:36 PM COUNCIL MEMBER WILCOX
MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER
HILL SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED