

HOOPER CITY
CITY COUNCIL AGENDA
OCTOBER 2, 2025, 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 2, 2025, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00pm

1. Discussion on Agenda Items
2. Oversized Structures
3. Employee positions

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Mayor Bingham
 - b. Reverence – Councilmember Northrop
3. Upcoming events
 - a. Halloween Haunt; October 11, 2025
4. Public Comments
5. Consent Items
 - a. Approval of minutes dated August 21, 2025
 - b. Approval of minutes dated September 18, 2025
6. Public Hearings
7. Discussion Items, Reports, and/or Presentations
 - a. Discussion: Withdrawn application from Terrestrada LLC concerning the following
 - i. Discussion and consideration of possible motion of conditional approval general plan amendment
 - ii. Discussion and consideration of possible motion of conditional approval for rezone request
 - iii. Discussion and consideration of conditional approval subject to finalization of development agreements for Terrestrada LLC.
 - b. Discussion: Oversized Structures
8. Action Items
 - a. Motion: Approval of Resolution 2025-05; City Fee Updates
9. 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.gov at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

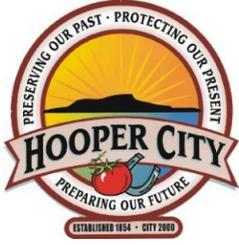
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 18th day of September, 2025 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

***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.
 - 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, AUGUST 21, 2025, 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 August 21, 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
Ryan Hill – City Council

COUNCIL MEMBERS EXCUSED:

Lisa Northrop – City Council
Debra Marigoni – City Council

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder
Malcolm Jenkins – City Planner
Reed Richards – City Attorney
Taylor Stauffer – JUB Engineer

6:00PM WORK MEETING

1. Discussion on Agenda Items

At 6:00 PM, JUB held an open house meeting to discuss the widening of 5500 West between 5500 South and the South County Line with JUB Engineers.

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

Mayor Bingham led in the Pledge of Allegiance.

b. Reverence

Council Member Wilcox offered reverence.

3. Upcoming Events:

- a. Mayor Bingham announced upcoming events, including Tomato Days as the 100th year celebration, with activities such as a community dinner and dance, horse show, heritage booth, magnet fishing, horse pull, and cowboy mounted shoot.

4. Public Comments:

None

5. Consent Items

- a) Motion- Approval of Minutes dated August 07, 2025
 Corrections to the minutes: capitalization of "Smith" on page two, grammatical correction to "city's" on page three, spelling of "Koyle" on page four, and attribution change from Council Member Fowers to Council Member Hill on page four.
 Council Member Hill addressed Morghan Yeoman, the City Recorder, clarifying the agenda and the action items for August 07, 2025, meeting. Ryan stated that they did not follow procedure. Action Items should not be a possible motion, if it is an action item it should be voted on.

COUNCIL MEMBER HILL MOTIONED TO APPROVE THE MINUTES DATED AUGUST 07, 2025, WITH WORDING CORRECTIONS. COUNCIL MEMBER FOWERS SECONDED THE MOTION.

VOTING AS FOLLOWS:

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

MOTION APPROVED.

6. Public Hearings:

- a. Widening of 5500 West between 5500 South and the South County Line.

COUNCIL MEMBER HILL MOTIONED TO MOVE INTO A PUBLIC HEARING. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

Nick Haskin- Hooper Resident

Nick expressed that he does not support the widening of 5500, and spoke on increased speeds, traffic, safety issues, and loss of usable property for parking. Nick spoke on the existing trail. Nick emphasized preserving Hooper’s agricultural lifestyle.

Kim Christensen – Hooper Resident

Kim supported widening the road due to deterioration and heavy truck traffic but expressed concerns about speeding and would like the speed to stay at 30 mph.

COUNCIL MEMBER FOWERS MOTIONED TO MOVE INTO REGULAR MEETING. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

Taylor Stauffer – JUB Engineer

Taylor Stauffer, the city engineer, talked briefly about the project. Taylor talks about the timeline of the project.

Mayor Bingham explained that the funding was awarded in 2020.

The City Council and Taylor have discussion on questions council had.

Shauna Ray- Hooper Resident

Asked where the off ramps will be coming with the new corridor.

Ray Hancock- Hooper Resident

Ray asked if the funding was coming directly from the city. Taylor explained that the funding is done by WFRC and HUD.

David Craig – Hooper Resident

David asked if there was an expectation for growth with HUD giving the city grant money. Taylor verified that there was no stipulation with the money.

Janet Foster – Hooper Resident

Janet asked what size of pipe will be put in the irrigation ditch. Taylor explained that they have not done those measurements yet.

Miranda Hansen – Hooper Resident

Miranda talked about the pathway that is already there and asked if can just be left there and not have another on the other side.

Larry Ropelato- Hooper Resident

Larry asked how the funding works without knowing the price of the pipe for the ditch. Larry asked that we be firmer with developers. Larry and Taylor had discussion regarding the bids that were received.

Nick Haskin- Hooper Resident

Nick stated that the current road is 34 wide road, and the project is stating 65ft wide with the walking trail. Nick asked if that is stuck on stone or changeable. Taylor is following the city standards for the project.

b. Discussion on Fee Schedule amendments.

Mayor Bingham explained the fee schedule.

COUNCIL MEMBER WILCOX MOTIONED TO MOVE INTO A PUBLIC HEARING. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

No Public Comment.

COUNCIL MEMBER HILL MOTIONED TO MOVE INTO REGULAR MEETING. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS

FOLLOWS:

COUNCIL MEMBER:

WILCOX

FOWERS

HILL

MOTION APPROVED.

VOTE:

AYE

AYE

AYE

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

Council decided to move agenda item up.

COUNCIL MEMBER HILL MOTIONED TO MOVE AGENDA ITEM APPROVAL TO DRAFT ORDINANCE FOR SWPPP HCC 6-4 ON SEPTEMBER 18, 2025 UP. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:

WILCOX

FOWERS

HILL

MOTION APPROVED.

VOTE:

AYE

AYE

AYE

a. Discussion/Motion: Approval to draft ordinance for SWPPP (HCC 6-4) on September 18, 2025.

Taylor Stauffer from JUB explained that the city had an SWPPP audit and some of the code needs to be updated to follow state statute. Taylor explained storm water and what it included. Taylor asked the city attorney to review what is submitted as suggestions.

COUNCIL MEMBER FOWERS MOTIONED FOR THE APPROVAL TO DRAFT BY THE CITY ATTORNEY ORDINANCE FOR SWPPP HCC 6-4 ON SEPTEMBER 18, 2025. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:

WILCOX

FOWERS

HILL

MOTION APPROVED.

VOTE:

AYE

AYE

AYE

- b. Budget Review- Council Member Hill
No budget review due to not being ready.
- c. Discussion – Weber State University; NUHOPE
Doug Myler from Weber State University introduced himself and explained what they do. Doug explained that they do training such as QPR, and asked Hooper City to be on the coalition and that they need volunteers.

8. Action Items:

- a. Discussion/Motion: Approve of Fee Schedule on September 18, 2025.
Mayor Bingham asked Council if they had any questions on the updated Fee Schedule. Council Member Wilcox would like to look into the field rentals. Council Member Hill would like to not rent the parks to non-residents or leagues on Sundays. Council had a discussion regarding the Fee Schedules and the changes they would like to make.
No Motion was made.
- b. Discussion/Motion: Approval of draft to the Amendment of HCC 10-2B-6 for oversized structures.
Malcolm Jenkins presented amendments to HCC 10-2B-6 for oversized structures and accessory dwelling units (ADU’s). Malcolm explained that Planning Commission receives many requests for oversized structures and ADU’s and they pass them. Malcolm is hoping to help reduce the amount by increasing the size requirements.
Council discussed exceptions, fines, parking requirements, minimum sizes, and tiny homes. Council agreed to have another discussion in a work meeting.
No Motion was made.

9. Adjournment

AT APPROXIMATELY 8:37 PM COUNCIL MEMBER FOWERS MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:

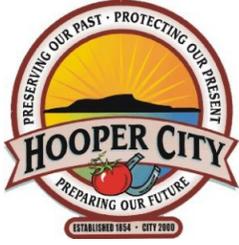
<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
FOWERS	AYE
HILL	AYE

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

DRAFT



HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, SEPTEMBER 18, 2025, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

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COUNCIL MEMBERS PRESENT:

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

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder
Malcolm Jenkins – City Planner

6:00PM WORK MEETING

1. Discussion on Agenda Items

At 6:00 PM, the City Council held a work meeting to discuss agenda items, Sheriff contract, and SR177.

2. Oversized Structures

The City Council discussed oversized structures and accessory dwelling units (ADU's). Malcolm Jenkins, the City Planner, presented averages of approved oversized structures and the proposed increases.

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. Stephanie Russel; Weber County Economic Development Director – September 24, 2025 @ 5:00 PM.
- b. Halloween Haunt; October 11, 2025

4. Public Comments:

Rick Wells- Hooper Resident

Rick spoke about his complaint that was filed with the city about his neighbor that has been ongoing for nine years. Rick gave description of what has been happening.

5. Consent Items

- a) Motion- Approval of Minutes dated August 21, 2025
Council Member Hill stated that his comment that procedure was not followed on August 07, 2025, meeting was not in the minutes.

COUNCIL MEMBER HILL MOTIONED TO TABLE THE MINUTES DATED AUGUST 21, 2025, UNTIL NEXT COUNCIL MEETING UNTIL CORRECTION IS ADDED. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION TABLED.

6. Public Hearings:

None

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

- a. Discussion: Emergency Preparedness; Dave Harris.

Dave Harris presented on emergency preparedness, emphasizing community involvement, resources like the Hooper City Emergency Plan, and Training. Discussion included water storage, food supplies, communication tools, and coordination with county resources.

- b. Budget Review- Council Member Hill
Council Member Hill reviewed the budget with slideshow. Council Member Hill explained to the audience the 5 different categories and goes into detail in each category.
 - c. Discussion: Fee Schedule Updates.
The Council discussed proposed fee schedule updates, including increases for park rentals and distinctions between resident/non-resident rates, what they would allow on Sundays, no team games on Sundays, Fines for non-complying code violations.
 - d. Discussion: Open Meetings Act.
Mayor Bingham explained the training that needs to be complete every year with the Open Meetings Act.
8. Action Items:
- a. Motion: Award the legal counsel contract.
Mayor Sheri Bingham explained that our existing attorneys have accepted another job and are retiring and that with the city putting out a RFP, we received applications from Darren Curtis and Matt Wilson and are awarding the general counsel contract to Wilson & Wilson PLLC (Matt Wilson and Darren Curtis) as general counsel, with Brandon Miles as prosecutor. The Council discussed the firm's commitment to upholding ordinances as law, enforcing code violations, and reviewing existing codes/contracts for enforcement tools. Council Member Hill asked if we should continue to retain Reed Richards during transition. Matt Wilson and Darren Curtis affirmed their readiness and positive working relationship with Richards.

**COUNCIL MEMBER FOWERS MOTIONED TO
AWARD THE CONTRACT TO WILSON AND
WILSON PLLC AND RETAIN REED RICHARDS
UNTIL REED RICHARDS NOTIFIES THE CITY OF
HIS RESIGNATION. COUNCIL MEMBER MARIGONI
SECONDED THE MOTION. VOTING AS FOLLOWS:
COUNCIL MEMBER: VOTE:**

WILCOX	AYE
FOWERS	AYE
HILL	AYE
MARIGONI	AYE
NORTHROP	AYE

MOTION APPROVED.

- b. Discussion/Motion: Approval to draft the Amendment of HCC 10-2B-6 for oversized structures.

COUNCIL MEMBER WILCOX MOTIONED TO APPROVE DRAFTING THE AMENDMENT OF HCC 10-2B-6 FOR OVERSIZED STRUCTURES. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION APPROVED.

- c. Motion: Approval of Ordinance No. 2025-04 updating the Storm Water ordinances of Hooper City.

Mayor Bingham explained that Taylor Stauffer with JUB explained what was needed to update the city ordinance to follow the state code. The City Council reviewed the ordinance prompted by audit findings requiring updated storm water provisions.

COUNCIL MEMBER WILCOX MOTIONED TO APPROVE ORDINANCE NO. 2025-04, AN ORDINANCE UPDATING THE STORM WATER ORDINANCES OF HOOPER CITY. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

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

9. Adjournment

AT APPROXIMATELY 8:05 PM COUNCIL MEMBER MARIGONI MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

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

Date Approved: _____

Jamee Johnston, Deputy City Recorder

Hooper City Consolidated Fee Schedule

Draft 08/2025

General Government	Notes	Fee
Concept Conference (optional)	Additional fees may be charged by other entities.	\$300.00
Minor Subdivision	Includes 4 Technical Review Committee reviews - Additional reviews will be at amount incurred by City	\$700.00
1-2 Family Residential Subdivision - Final Plat	Includes 4 Technical Review Committee reviews (HCC 10-*****)	\$1,350 + \$80 per lot
Preliminary Plat Commercial / Multi-Family Development	Includes 2 engineering and 1 legal reviews - Additional reviews will be at amount incurred by City	\$500 + \$40 Per Lot
Final Plat Commercial / Multi-Family Development	Includes 2 engineering and 1 legal reviews - Additional reviews will be at amount incurred by City	\$850 + \$40 Per Lot
Subdivision Pre-Construction Meeting	Mandatory (Fees may be charged by other entities)	Included in Subdivision Fees
Subdivision Inspection Fee	Repeat inspections subject to additional charge	1% of the Engineers cost for Public Improvements
Subdivision Mapping Fee		0.5% of the Engineers cost for Public Improvements
Site Plan Review – Non Subdivision	1-5 Acres	\$350 + \$35/acre
	5-10 Acres	\$350 + \$25/acre
	10 + Acres	\$350 + \$20/acre
Amended or Vacated Plat	Publishing/Advertisement costs added to the fee	\$250.00
Lot Line Adjustment	Includes 1 engineering and 1 legal reviews - Additional reviews will be at amount incurred by City	\$200.00
Recording Fee	Plus incurred Weber County Recorder fees	\$50 minimum
Professional Fees	Attorney, Engineer, Planner, Etc.	Amount incurred by City
General Plan Amendment Request	Plus Noticing/Publishing Costs	\$500.00
Rezone Request	Plus Noticing/Publishing Costs	\$250 plus \$5 per acre
Conditional Use Permit	Plus Noticing/Publishing Costs	\$200.00
Request for Variance	Plus Noticing/Publishing Costs	\$350.00
Request for Agriculture Protection	Plus Noticing/Publishing Costs	\$100.00
Request for Annexation	Actual cost (Including but not limited to, legal, engineering, administration, noticing/publishing)	\$850 Minimum
Request for De-annexation	Actual cost (Including but not limited to, legal, engineering, administration, noticing/publishing)	\$850 Minimum
Request for Ordinance Change	Actual cost (Including but not limited to, legal, engineering, administration, noticing/publishing)	\$500 Minimum
General Plan Book	On web site or by e-mail no charge	\$30.00
Zoning/Subdivision Ordinance Book	On web site or by e-mail no charge	\$30.00
Standards and Specifications Book	On web site or by e-mail no charge	\$30.00
Sign Permit		\$75.00
Copies/Maps - 8.5"X 11"	Black/White - Per side	\$0.25
Copies/Maps - 8.5"x11"	Color - Per side	\$1.00
Copies/Maps - 11"x17"	Black/White - Per side	\$1.00
Copies/Maps - 11"x17"	Color - Per side	\$2.00
Maps - Large		Amount incurred by City
Senior Lunch	Lunch Donation	\$4.00
Tomato Day Vendors - Artisan / Commercial	Includes 2 days	\$100.00
Tomato Day Vendors - Food	Includes 2 days	\$200.00
	Electricity hookups	\$50.00

Note: The fees listed above for reviewing preliminary plats, final plats, and site plans include two submittals for each stage in the process. Additional reviews or submittals will accrue an additional fee based on the non-negotiable hourly rate charged by the professional conducting that review. These additional costs can be minimized by the developer and the developers engineer becoming familiar with current subdivision ordinances, standards, and checks lists, and by thoroughly responding to all memorandums and review comments. All fees incurred must be paid in full prior to the approval of the governing body and recording.

Facilities Rental	Notes	Fees
Portable Bleachers (per set) - Private	Fee plus \$1 per traveled mile (both ways) - Includes delivery, setup and retrieval (during normal city hours) - Must provide proof of insurance and liability waiver. Setup and retrieval fee - normal city hours \$75. Setup and retrieval fee out of city hours \$150. Renter responsible for damage.	\$350 plus \$50 per additional day
Portable Bleacher Rental (per set) - Qualified Public Entity (in Weber County)	\$70 deliver, setup and retrieval fee	No rental fee
Portable Amphitheatre (approved use)	Fee plus \$1 per traveled mile - Includes delivery and setup (during normal city hours) - Must provide proof of insurance and liability waiver. Setup and retrieval fee out of city hours add \$100. Renter responsible for damage.	\$400 plus \$50 per additional day
Portable Amphitheatre - Qualified Public Entity (in Weber County)	\$150 delivery, setup and retrieval fee (during normal city hours). Setup and retrieval fee out of city hours add \$100. Renter responsible for damage.	No rental fee
Large Traeger Smoker - Qualified users	Must provide proof of insurance and liability waiver. Renter responsible for damage.	\$150 plus \$25 per additional day

Note: Residency qualification applies to bride, groom or honoree.

Parks and Arena Rental	Notes	Fees
Arena Hourly Rentals	Minimum of 1 hour	\$50.00/hour
Youth Arena Hourly Rentals	Minimum of 1 hour	\$50.00 / hour
Arena Daily Rentals	Daily Rental with spectators	\$400.00 / hour
	Daily Rental with out spectators	\$400.00 / hour

Hooper City Consolidated Fee Schedule

	Daily Youth Group	\$100.00
Seasonal Rentals (April 15th - Oct 15th)	Approved Youth Groups (4:00pm to 6:30pm) (Includes one annual show and use of concessions building for the show, add \$100 deposit for show)	\$250.00
	Approved Adult Riding Groups (7:00pm to 9:30pm)	\$400.00
Arena Lights (any user)	Minimum of 1 hour	\$ 35.00/hour
Arena Additional Water/Work	\$35.00 Each or \$35.00 per hour for stand-by	\$35.00
Cooking Grills	Fee	\$50.00
Concession Stand	Fee	\$150.00
Concession Stand (Youth Event)	Fee	\$75.00
Arena Restroom Facilities (Scheduled)	Fee	\$50.00
Small Bowery Rental	Fee	Resident \$50 / 5 hrs Non-Resident \$100 / 5 hrs
Large Bowery and Kitchen Rental	Fee	Resident \$100 / 5 hrs Non-Resident \$200 / 5 hrs
Ball Field (Hooper Park)	Includes Soccer and Baseball - Fee plus \$100 deposit	\$25.00
Ball Field Lights	Pre-Pay and Schedule key	\$50/hour
NorthEast Ball Field (North Park)	Fee	Resident \$50 / 5 hrs Non-Resident \$100 / 5 hrs
SouthEast Ball Field (North Park)	Fee	Resident \$50 / 5 hrs Non-Resident \$100 / 5 hrs
NorthWest Ball Field (North Park)	Fee	Resident \$50 / 5 hrs Non-Resident \$100 / 5 hrs
SouthWest Ball Field (North Park)	Fee	Resident \$50 / 5 hrs Non-Resident \$100 / 5 hrs
Other City owned Facilities	Open to public first come first serve basis - Fee may apply	To be determined
Entire Hooper Park	Fee Includes exclusive use of all facilities not including lights consumables, utilities, equipment or labor	Resident \$500 per day Non-Resident \$1,000 per day
Entire North Park	Fee Includes exclusive use of all facilities not including lights consumables, utilities, equipment or labor	Resident \$350 per day Non-Resident \$700 per day

Note: The above list is for calculation of fees only, and does not guarantee approval of a requested facility, scheduling approval of a specific activity, see parks rules and regulations for specific rules, insurance requirements and percentages of ticket sales and other regulations the city may enforce and collect. Additional permits and permissions may be needed for certain activities which may require additional fees and costs to the renter not listed above.

Note: Proof of residency will be required at time of rental

Note: Groups using City Facilities for tournaments, competitions, business or other organization activities must provide proof of insurance. No team sports or organized athletic activities are permitted on Sundays.

Public Works (Subdivision)	Notes	Fees
Subdivision Sign Fees	Single (Stop, Yield, Etc.)	\$50.00
	Double (Street sign- Street sign, Etc.)	\$150.00
	Triple (Stop, Street sign – Street sign, Etc.)	\$200.00
	Post	\$65.00
	Sign Installation (per sign)	\$25.00
	Post Installation	\$50.00
Street Lights	Street Light Installation - New Subdivision	See current contract amounts with service provider
	Trenching, Etc....	
	Repair	
	Labor - per hour	
Public Works (Cemetery)	Notes	Fees
Burial Space	Resident *	\$300.00
	Non-Resident	\$800.00
Burial Space Ownership Transfer	From resident owner to another resident or non-Resident owner to another non-resident	\$25.00
	From a resident owner to a non-resident	\$525.00
Headstone Fee (Flat)		No Fee
Monument Fee (Upright)	(Installed after Mar 15 2007)	\$500.00
Opening & Closing of Graves	Resident **	\$300.00
	Non-Resident	\$500.00
	Resident (Weekend & Holiday Service)	\$600.00
	Non-Resident (Weekend & Holiday Service)	\$1,000.00
	Resident Cremations and Babies ***	\$150.00
	Others Cremations and Babies	\$300.00
	Resident Cremations and Babies (Weekend & Holiday Service)	\$200.00
	Non-Resident Cremations and Babies (Weekend & Holiday Service)	\$400.00
Marker Deposit Fee (Sec. 6 Cemetery Rules)	Refundable after a marker has been placed - Not Refundable after City places a marker	\$300.00
Disinterment	Permit Required (Vaulted burials only)	\$1,000.00

*For the purposes of this fee schedule; "Residents" refer to persons who pay property tax to Hooper City, and does not necessarily include or exclude people living within the city limits or owning property within Hooper City. A current property tax notice showing Hooper City taxes paid at the time of the transaction is sufficient to qualify as a "Resident". **Opening and Closing of graves "Resident" or "Others" refers to the deceased not the owner of the grave. *** Cremations/babies are vaults or other that are a 2'X4' or smaller, children requiring larger than a 2'X4' vault will be charged the applicable fee for a regular size grave.

Public Works (Equipment and Labor for Code Enforcement)	Notes	Hourly Rate
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Hooper City Consolidated Fee Schedule

Loader/Backhoe	Plus operator labor (see below)	\$150.00
Mini-Excavator	Plus operator labor (see below)	\$140.00
Tractor	Plus operator labor (see below)	\$120.00
Trackhoe	Plus operator labor (see below)	\$200.00
Pick-up truck	Plus operator labor (see below)	\$40.00
1-Ton Dump truck	Plus operator labor (see below)	\$80.00
Bobtail Dump truck	Plus operator labor (see below)	\$120.00
10-Wheel Dump truck	Plus operator labor (see below)	\$160.00
Motor Grader	Plus operator labor (see below)	\$160.00
Mower	Plus operator labor (see below)	\$80.00
Mower Attachment	Plus operator labor (see below)	\$70.00
Weed Sprayer	Plus operator labor (see below)	\$80.00
Street Sweeper	Plus operator labor (see below)	Actual Cost
Water Truck	Plus operator labor (see below)	\$180.00
Crane / Bucket Truck	Plus operator labor (see below)	\$140.00
Generator	Plus delivery/return labor and fuel	\$80.00
Small hand tools	Plus operator labor (see below)	\$20.00
Labor	Professional Charges (Attorney, Engineer, Etc.)	Actual Cost
	Supervisor (Dept. Head, Director, Code Official, Etc.)	\$70.00
	Other Laborer	\$50.00

*Professional fees will be billed at a minimum of one hour (tax lean filing, misc. engineering etc.). Should legal, engineering or other professional services be rendered to abate any situation the actual bill received for those services plus a 20% administrative fee will be charged. All equipment and labor will be billed at actual time at the job, including transport time to and from the site, rounded up to the nearest half hour, and at a minimum of one hour per piece of equipment or employee, per lot or location. All invoiced costs incurred by the city, will be billed at actual cost, plus a 20% administrative fee.

Public Works (Excavation and Encroachment)	Notes	Fees
Permit Fee	Each permit includes (2) Inspections; (1) During Construction (1) Final Inspection	\$100.00
Administration Processing Fee	Per permit	\$50.00
Additional Public Works Inspection	As needed (1) inspection per working day (1 hour minimum)	\$30/hour
Re-Inspection Fee		\$50.00
Failure to obtain a permit fine	(In addition to permit fees)	\$500.00
Excavation Fees Under 1500 sq. ft.: *		
Surface under Moratorium	\$500 minimum	Current costs
Surface Considered "Type A"***	\$300 minimum	Current costs
Surface Considered "Type B1"***	\$100 minimum	Current costs
Surface Considered "Type B2"***	\$75 minimum	Current costs
No Hard Surface	\$25 minimum	Current costs
Excavation Fees Over 1500 sq. ft.: *		
Surface under Moratorium		Current costs
Surface Considered "Type A"***		Current costs
Surface Considered "Type B1"***		Current costs
Surface Considered "Type B2"***		Current costs
No Hard Surface		Current costs
Excavation Restoration Deposit (Returned when work is accepted by the city)	Improved Surface areas 0-100 sq. ft.	Current costs
	Improved Surface areas 100-250 sq. ft.	Current costs
	Improved Surface areas 250-1000 sq. ft.	Current costs
	Improved Surface areas 1000 - + sq. ft.	Current costs

*Excavation Fees shall be calculated on the entire area of disturbance including, but not limited to, the minimum paving requirements outlined in the standard details "19a" and "19b". ** By Definition in Division 21.

Public Works (Continued) (Excavation and Encroachment)	Notes	Fees
Possible Required Surface Treatments:	Slurry Seal (Type II)	Current costs
	Chip Seal	Current costs
	HAS Coating	Current costs
	Crack Seal	Current costs
	Asphalt Overlay (1½")	Current costs

Zoning/Code Enforcement Civil Fines	Action	Fine
Class B Public Nuisance, Solid Waste Disposal, Solicitation, Etc.	1 st Notice	Notice – No Fine
	2 nd Notice	\$125 per day
	3 rd Notice	The above \$125 + \$250 per day
	4 th Notice - Violator to pay legal and administrative costs	Legal Action
Class C Building Code Regulations, Home Occupation Business license, Storm Water Violations, Secondary dwelling unit violations, Etc.	1 st Notice	Notice – No Fine
	2 nd Notice	\$50 per day
	3 rd Notice	The above \$50 + \$100 per day
	4 th Notice - Violator to pay legal and administrative costs	Legal Action
Infraction	1 st Notice	Notice – No Fine
	2 nd Notice	\$25 per day
	3 rd Notice	The above \$25 + \$50 per day
	4 th Notice - Violator to pay legal and administrative costs	Legal Action

Utility Billing	Notes	Fee/Fine
New Resident Service Fee	Fee for new homes	\$25.00
Garbage Service Can	Monthly	\$15.50
Each Additional Garbage Can	Monthly	\$10.50

Hooper City Consolidated Fee Schedule

Recycling Service Can	Monthly	\$9.50
Each Additional Recycling Can	Monthly	\$9.50
Central Weber Sewer District	Monthly	\$21.20
Hooper Sewer Service (per ERU)	Monthly	\$48.88
Non-Owner Sewer Deposit (Sec 6-3-4)		\$150.00
Late Fee for Garbage and Sewer	Each occurrence	\$5.00
Door Hanger Delivery for Non-Payment	Each occurrence	\$15.00
Hooper Water Improvement District Shutoff/Turn on Fee	After business hours is doubled.	\$35.00
Taylor-West Weber Water District Shutoff/Turn on Fee	After business hours is doubled.	\$100.00
Water Shut-Off for Non-Payment	1 st Time in a calendar year	\$35.00
	2 nd Time or more in a calendar year - each occurrence	\$50.00
Garbage / Recycling Can Removal	Each Can, Each occurrence	\$15.00
Storm Water Utility Fee	Base Rate - Monthly	\$6.00

Building Fees	Notes	Fees
Building Valuation	Building Valuation is derived utilizing current building valuation data from the International Code Council (ICC) published in the January-February issue of the "Building Safety Journal" and midified for Hooper City as attached hereto. The Permit Fee Multiplier for Hooper City is 0.91.	
Building Permit Fees	Building Permit Fees are determined utilizing Table 1-A as modified and attached hereto, based upon the Building Valuation plus the following fees:	
Valuation	Fee	
\$1,000 to \$1,000.00		\$59
\$1,000.00 to \$2,000.00	\$58.80 for the first \$1,000.00 plus \$2.70 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	
\$2,001.00 to \$25,000.00	\$83.40 for the first \$2,000.00 plus \$16.80 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	
\$25,001.00 to \$50,000.00	\$469.80 for the first \$25,000.00 plus \$12.11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	
\$50,001.00 to \$100,000.00	\$772.55 for the first \$50,000.00 plus \$8.40 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	
\$100,001.00 to \$500,000.00	\$1,192.55 for the first \$100,000.00 plus \$6.72 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	
\$500,001.00 to \$1,000,000.00	\$3,880.55 for the first \$500,000.00 plus \$5.70 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	
\$1,000,001 and up	\$6,730.55 for the first \$1,000,001.00 plus \$4.65 for each additional \$1,000.00 or fraction thereof	
Review Fees - Residential	Single Family Dwelling	30% of Building Fee
	Multi Family Dwelling	65% of Building Fee
	Accessory Garage and Detached Garages	20% of Building Fee
Review Fees - Commercial	Primary Building	65% of Building Fee
	Accessory Building	65% of Building Fee
Investigation Fee		100% of Building Fee
State Fee		1% of Building Fee
Bond	The Building Permit Bond is a refundable bond designed to insure compliance with the requirements of the Utah Uniform Building Standards Act Rules and for protection of the public right-of-way, only one bond is required per permit.	
Residential	Single Family Dwelling	\$1,500.00
	Multi Family Dwelling	\$75.00/l.f. of curb,gutter,sidewalk
	Demolition	\$1,500.00
Commercial	Existing Structure	\$75.00/l.f. of curb,gutter,sidewalk
	New Construction	\$75.00/l.f. of curb,gutter,sidewalk
	Demolition	\$75.00/l.f. of curb,gutter,sidewalk

Other Permit Fees		
Inspections outside normal business hours		\$75.00 / hour
Re-Inspection Fee		\$50.00
Inspection for which no fee is specifically indicated. Min. 1 hour		\$50.00
Additional plan review required by changes, additions, or revisions to approved plans		\$50.00
Use of outside consultants for inspection or plan review		Actual costs including reasonable admin and overhead costs
Removal of Non-Compliance		\$50.00
Weber County Recorder fee for removal of Non-Compliance		\$10.00 for 1st page, \$2.00 for each additional page
Unauthorized occupancy fee		\$75.00 / day
Solar -	Roof Mount	\$150.00
	Ground Mount	\$200.00
	Commercial	\$50.00 / Inspection
Swimming Pool	In Ground	\$300.00
	Above Ground	\$150.00
Hot Tub / Spa		\$300.00
Re-Roof	Residential	\$100.00

Hooper City Consolidated Fee Schedule

	Commercial	\$50.00 / Inspection
Lateral Repair/Replacement	Sewer or Water	\$50.00
Demolition	Residential	\$200.00
	Commercial	\$100 / Inspection
Deck		Based on Builders Valuation
Re-Siding / Fire Place / Etc.		\$50.00
Patio Cover / Awning		Based on Builders Valuation
Utility related modifications, i.e. air conditioner, furnace, water heater, electrical service upgrade		\$50.00
Sewer Impact Fees	Central Weber Sewer Improvement District	\$3,575.00
	Hooper City	\$4,021.00
Park Impact Fee		\$1,217.00
Independent Fee Calculation (Sec. 3-2-6)	Plus actual cost in excess of fee	\$150.00
Storm Water Connection Permit Fee (Sec. 6-4-11)	One Lot	\$150.00
	Subdivisions	\$150 plus \$25 per lot
New Pit Vacuum Sewer Connection Fee for Non-Subdivision Lots and Minor Subdivisions	Does not include sewer main extension if required, UDOT requirements or extras above a standard installation. If amount is more, requirement needed to pay difference. A refund will be issued if needed.	\$10,000.00
Existing Pit Vacuum Sewer Connection Fee		\$4,600.00

Administrative	Notes	Fee
GRAMA Requests Research - City Staff	Per hour - 1st hour no charge	\$25.00
GRAMA Requests - Professional	Attorney, Engineer, Accounting, etc.	Amount incurred by City
Copies Black/White 8.5"x11"	Per side	\$0.25
Copies Black/White 11"x17"	Per side	\$1.00
Copies Color 8.5"x11"	Per side	\$1.00
Copies Color 11"x17"	Per side	\$2.00
Larger copies and maps		Amount incurred by City
Development Notification:		
City provided addresses and/or labels	Cost incurred by city	\$1.50 per address minimum
City Address Research	Rezone, CUP, Subdivision, etc..	\$40.00
Public Notice Sign Posting		\$75.00
Late Fee and Interest for Billed City Services	Late fee shall apply to billings 30 days beyond billing date. Interest shall accrue monthly on unpaid balance.	Late Fee - 2% of billing Interest - 1% monthly

Business License, Permits & Fees	Notes	Fee
Amusement Devices (Sec. 4-7-9, A)	Annually - Per each device	\$25.00
Animal/Vegetable Processing (Sec. 4-7-14)	Annually	\$100.00
Auction - Single Event		\$75.00
Auctioneer or Auction House	Annual	\$100.00
Auto Courts and Trailer Camp	Fee plus \$5 for each space	\$75.00
Beer License Class "A"	Annually	\$200.00
Beer License Class "B"	Annually	\$200.00
Beer License Class "C"	Annually	\$500.00
Billiard Hall (Sec. 4-7-9, C)	Annually - \$30 1st table, \$25 per each additional table	\$200 maximum
Bus Lines or Motor Buses	Fee plus \$15 for each unit	\$100.00
Cabaret Class "A"	Annually	\$75.00
Cabaret Class "B"	Annually	\$25.00
Carnival, Fair or Similar	Per Day - Plus \$500 deposit/bond	\$100.00
Christmas Tree Lot - At Established Business	Season	\$25.00
Christmas Tree Lot - Independent	Season	\$100.00
Circus - Adult Admission \$1 or less	Per Day - Plus \$200 deposit/bond	\$100.00
Circus - Adult Admission more than \$1	Per Day - Plus \$500 deposit/bond	\$275.00
Dance Hall	Annually	\$100.00
Fireworks Stand (see Sec. 4-7-18)	\$1 million liability insurance coverage required	\$100.00
Fireworks Sales Cash Deposit	See Sec. 11-3-9 (8)	\$300.00
Gasoline Dealer	Annually - Up to 8 nozzles - Plus \$10 per each nozzle over 8	\$50.00
Home Occupation	Annually	\$75.00
Home Occupation, Minor	Annually	No License Fee Required
Home Occupation, Minor - Document and Processing Fee		\$15.00
Home Occupation, De Minimum	(Sec. 4-9-3)	No License Required
Hotel/Motel	Annually - Up to 10 rooms - Plus \$5 per each room over 10	\$75.00
Junk or Salvage Dealer	Annually	\$100.00
Other Occupations Not Listed	Annually	\$75.00
Pin Ball Machine (Sec. 4-7-9, B)	Annually - Per each machine	\$30.00
Premises Inspection		\$50.00
Premises Inspection		\$25.00
Restaurant	Annually	\$100.00
Solicitors License/Permit (See Sec. 4-8)	Annual	\$150.00
	25 day license/permit	\$50.00

Hooper City Consolidated Fee Schedule

Special Event Permit (Sec. 4-10-7)	Cost determined by Chief Law Enforcement officer	Actual Cost
Theater - Less than 600 persons (see Sec. 4-7-15)	Annually - Or \$5 per performance	\$75.00
Theater - More than 600 persons (see Sec. 4-7-15)	Annually - Or \$10 per performance	\$100.00
Vending Machine	Annually - Fee for 1st unit plus \$10 per additional unit	\$35.00
Renewal Late Fee (in addition to fee)	30 days late	25% of Fee
	60 days late	50% of Fee
	90 days late	100% of Fee

Variance Hearing Officer	Notes	Fee
Application	Fee plus actual cost of any City provided Engineering or Legal work	Current costs
City Address Research		\$60.00
Public Notice Sign Posting		\$75.00

Animal Control	Notes	Fee
For Animal Control Licensing fees and other fees see Weber County Animal Control		

Not yet in code book		
Multi-Family Dwelling	Annually - Fee for 1st unit plus \$25 per additional unit	\$75.00

RESOLUTION NO. 2025-05

CITY FEE UPDATE RESOLUTION

WHEREAS, Hooper City charges fees for a number of it facilities and services; and,

WHEREAS, the fees have not been adjusted for a number of years and the costs for operating facilities and providing services have increased significantly during that time; and,

WHEREAS, the city council has analyzed the various city fees and has determined to make the adjustments as outlined in this resolution.

NOW THEREFORE be it resolved by the City Council of Hooper City as follows:

1. The fees the city charges for services and facilities are hereby adjusted as set forth in the attached city fee schedule.
2. Because of the importance of providing recreational facilities and operations for the residents of Hooper City, it is hereby determined that on Sundays, the city parks will only be rented out to residents of Hooper City.
3. Residents are free to use the parks on an unreserved basis, at any time, if the facilities are available.

The City Council approved this resolution on this 2nd day of October, 2025.

SHERI BINGHAM
Mayor

ATTEST:

City Recorder

Approved by a vote of ____ yeas and ____ nays of the City Council