

**HOOPER CITY  
CITY COUNCIL AGENDA  
DECEMBER 18, 2025, 6:30PM  
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 6:00pm and their regularly scheduled meeting at 6:30 pm on Thursday, December 18, 2025, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

**Regular Meeting – 6:30pm**

1. Meeting Called to Order
2. Opening Ceremony
  - a. Pledge of Allegiance – Councilmember Hill
  - b. Reverence – Councilmember Fowers
3. Upcoming events
4. Public Comments
5. Consent Items
  - a. Approval of revised minutes dated August 7, 2025
  - b. Approval of minutes dated November 6, 2025
6. Public Hearings
7. Discussion Items, Reports, and/or Presentations
8. Action Items
  - a. Motion: Approval of Ordinance No. O-2025-05; Amendment to Title 2 – Leasing of City Owned Property
  - b. Motion: Approval of Ordinance No. O-2025-06; Amendment to Title 10 – Appointment and Terms of Office for the Planning Commission
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.gov](mailto:admin@hoopercity.gov) at least 48 hours prior to the meeting.

**CERTIFICATE OF POSTING**

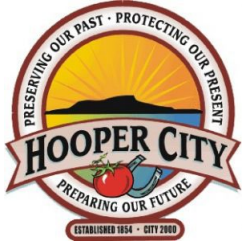
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 18th day of December, 2025 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

**\*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 07, 2025, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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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 25<sup>th</sup>
- c. CWSD truth in taxation; August 18<sup>th</sup> 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:**

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

**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. Legal Counsel advised the city council to table the motion until they are ready to make a motion.  
No motion was made.

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: VOTE:**

**WILCOX**  
**FOWERS**  
**HILL**  
**MARIGONI**  
**MOTION PASSED.**

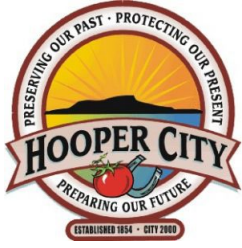
**AYE**  
**AYE**  
**AYE**  
**AYE**

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

\_\_\_\_\_  
Jamee Johnston, Deputy City Recorder

DRAFT



**HOOPER CITY**  
**CITY COUNCIL MEETING MINUTES**  
**THURSDAY, NOVEMBER 06, 2025, 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Council held a work meeting at 6:00pm and their regular meeting at 7pm on November 06, 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  
Lisa Northrop – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder  
Malcolm Jenkins – City Planner  
Darren Curtis – City Attorney

**6:00PM WORK MEETING**

1. Discussion on Agenda Items

At 6:00 PM, the City Council held a work meeting to discuss agenda items, JUB sewer lift station design invoice, RAMP Grant ideas for 2026, website address, interlocal agreement with Weber County transfer station, and 5500 W phases.

**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. 100 Year Hooper Tomato Days T-Shirts available for purchase.
- b. Hooper City Monthly Newsletter on Hoopercity.gov
- c. Thursday, November 20<sup>th</sup> 5-7pm; Scoping Meeting for SR77 at Rocky Mountain Junior High School.
- d. Thursday, November 20<sup>th</sup> 7pm. City Council Meeting, State Auditor; Tina Cannon presenting tax increment financing tools.

4. Public Comments:

Amber Kelso- Hooper Resident

Amber read a statement about her thoughts and feelings of our community. Amber urged understanding and support for the council's decisions, emphasizing their role as neighbors and the need to avoid mob-like judgment without full context.

Cathy Verhoeven- Hooper Resident

Kathy talked about the graffiti done on her property and Hooper city property. Kathy spoke about the damage to the property with tires being slashed, fencing damage, and trespassing. Kathy asked what Hooper city can do about the security or lighting in the area.

Rick Wells- Hooper Resident

Rick thanked Council Member Marigoni and Council Member Wilcox for coming to his home to discuss the issues with his neighbor. Rick spoke about his issues with his neighbor and how he would like to see something done.

Kassie Brown- Hooper Resident

Kassie spoke about her experience in municipal government, and cautioned against shifting mayoral powers, citing a similar past action in another city.

Kyle Cooke – Hooper Resident

Kyle spoke on what has been said and posted on social media. Kyle stated that he has served on the city council in another city and spoke to the council to not change the form of government.

Kristen Craig- Hooper Resident

Kristen spoke for her husband (David Craig) who could not be there. Kristen read a set of questions David had about what effects it would have on the city, and other questions regarding taking the mayoral powers.

Larry Ropelato – Hooper Resident

Larry talked about when he decided to run, he didn't run to take on the responsibilities of the mayor. Larry stated that the timing is horrible and wanted to have transparency.

Cassie Belt– Hooper Resident

Cassie questioned how this benefits this city and asked where the transparency is. Cassie asked for factual data.

Taylor Nelson – Hooper Resident

Taylor seconded the questions that have been asked. Taylor stated for them to leave their feelings aside and do their jobs.

Mark Wayment – Hooper Resident

Mark spoke on his time that was donated when the city first became a city and feels that the city council is wrong for what they are doing. Mark stated that the timing is horrible.

Braxton Kelso - Hooper Resident

Braxton stated that this has happened three times in one year for good reasoning not just for nothing and agrees that there should be transparency.

Nathan Ashby – Hooper Resident

Nathan stated that he does not agree with the timing and would like the city council to consider what is happening before they move forward.

Jaydan Ropelato – Hooper Resident

Jayden stated that growing up in Hooper was a city you would brag about but hearing from others within the last few months it has become embarrassing and sad. He also does not believe that splitting powers is the way to go.

Paul Becraft - Hooper Resident

Paul talked about the heritage with Hooper and sees other cities working with each other and would like the same for Hooper. The citizens need to know what is going on.

Ray Hancock - Hooper Resident

Ray would suggest making public comments at the end, so everyone knows what is going on. Ray also spoke about what he would like to do when he is in office.

Sierra Helstrom – Hooper Resident

Sierra stated that she reached out to each city council member and did not hear back from them. She feels that the citizens should know what is going on and put this information forward.

Brian Murrah - Hooper Resident

Brian spoke about the controls of the city council. Brian feels that the concerns should be brought up and not losing control and stripping powers.

Janet Price - Hooper Resident

Janet stated that person in question (Mayor Bingham) has done a lot for the city and feels that the mayor has brought a lot of joy to the city and that taking her powers is wrong.

Michelle Christensen – Hooper Resident

Michelle stated her feelings about the contention and agrees that there will always be mistakes made and turn the page and move on. Michelle also thanked everyone's service.

Jessica Smith – Hooper Resident

Jessica stated that other cities are watching and that they are setting stages. Jessica asked if they be concerned for everyone else and asked the city council to state the specifics and not the generalities.

5. Consent Items

- a) Motion- Approval of Minutes dated August 7, 2025, to be brought forward for additional review.

Council Member Hill talked about what the minutes stated in 8(b). Council Member Hill does not feel that is what happened within the minutes. Council Member Hill wants section 8(b) rewrote and corrected.

- b) Motion- Approval of Minutes dated October 02, 2025  
No corrections.

**COUNCIL MEMBER HILL MOTIONED TO  
APPROVE THE MINUTES DATED OCTOBER 02,  
2025, WITH NO CORRECTIONS. COUNCIL MEMBER  
FOWERS SECONDED THE MOTION. VOTING AS**

**FOLLOWS:****COUNCIL MEMBER:****VOTE:****WILCOX****AYE****FOWERS****AYE****HILL****AYE****NORTHROP****AYE****MARIGONI****AYE****MOTION APPROVED.****6. Public Hearings:**

None

**7. Discussion Items, Reports, and/or Presentations.****a. Preparation for a new Parks Impact Fee Facility Plan (IFFP).**

Mayor Bingham discussed that our city engineer came before the council stating the parks impact fee study has not been done since 2003. Mayor stated that the city received a grant to update the study of \$88,000. A notice will be done, and public hearing will be done as well.

**b. Hooper City participation with America 250.**

Mayor Bingham talked about the 250 years of America. Utah has asked for cities to celebrate. The state asked that we approve a Resolution to acquire the \$1500 stipend.

**c. Planning Commission Policy and Procedures.**

Mayor Bingham stated that this needs additional review by the legal council and city council then we can motion on it. Darren Curtis, the city attorney said that the request for two planning commissioners can request something on the agenda – which is unique. He will be reviewing that and bringing it before them. Mayor Bingham also stated that there are additional training courses for planning commission that should be added to the policy and procedures that is being discussed tonight.

**8. Action Items:**

- a. Motion: Resolution No. 2025-06; Supporting America 250 Utah and Recognizing and Approving of the Hooper City Utah 250 Community Committee.

Mayor Bingham stated that there needs to be a committee to help this. The resolution needs to be signed and submitted by the end of December to receive the \$1500.00. Council Member Marigoni stated she thinks that it is a good thing for us as a city. Council Member Northrop asked if there is a requirement for how many people there are on the committee.

**COUNCIL MEMBER WILCOX MOTIONED TO APPROVE RESOLUTION NO. 2025-06; APPROVING AMERICA 250. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION APPROVED. (ROLL CALL VOTE)**

- b. Possible Motion to approve Planning Commission's request for state auditors' presentation on November 13<sup>th</sup>, 2025.

Mayor explained that this was discussed in the work session to have it scheduled for November 20, 2025.

**COUNCIL MEMBER FOWERS MOTIONED TO APPROVE PLANNING COMMISSION REQUEST FOR STATE AUDITORS' PRESENTATION ON NOVEMBER 20, 2025, CITY COUNCIL MEETING. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION APPROVED.**

- c. Motion: Approval of Ordinance O-2025-04; Shifting of Mayoral Powers and Duties to the City Council.

The council discussed shifting mayoral powers, including specifics on financial oversight and employee management. Concerns were raised about vagueness in financials and the need for clarity. The motion was amended to focus on employee authority and broad financial oversight.

**COUNCIL MEMBER HILL MOTIONED TO REMOVE THE MAYORS POWERS WITH ANYTHING TO DO WITH THE BUDGET, FINANCE OR MONEY, EXPENSES, INCOME, ETC TO DO WITH HOOPER CITY WILL BE ON THE OVERSIGHT OF THE FIVE MEMBER CITY COUNCIL. AS WELL AS THE MAYOR SHALL NOT HAVE AUTHORITY TO APPOINT, UNILATERALLY HIRE, OR FIRE, OR SUPERVISE CITY PERSONNEL OR MANAGE THE DAILY OPERATIONS OF THE CITY IN ANY WAY. ALL ADMINISTRATIVE DUTIES SHALL BE ASSIGNED BY THE CITY COUNCIL. COUNCIL MEMBER WILCOX SECONDED THE MOTION.**

**VOTING AS FOLLOWS:**

**COUNCIL MEMBER:**

**WILCOX**

**FOWERS**

**HILL**

**NORTHROP**

**MARIGONI**

**BINGHAM**

**MOTION DENIED.**

**VOTE:**

**AYE**

**AYE**

**AYE**

**NAY**

**AYE**

**NAY**

- d. Possible Motion to approve the Hooper City Participation with Wreaths across America.

Darryl Sheets talks more about Wreaths across America. Darryl explained that it is for the veterans to receive a wreath on their headstone within the cemetery. Darryl stated it would be on December 13, 2025. It is a sponsored event with little to no cost to the city. Darryl explained that people can donate on and visit the website and mentioned that there will be a ceremony for each laying of wreath.

**COUNCIL MEMBER MARIGONI MOTIONED TO APPROVE HOOPER CITY PARTICIPATION WITH**

**WREATHS ACROSS AMERICA. COUNCIL MEMBER  
HILL SECONDED THE MOTION. VOTING AS  
FOLLOWS:**

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

9. Adjournment

**AT APPROXIMATELY 9:38 PM COUNCIL MEMBER NORTHROP  
MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER  
FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

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

\_\_\_\_\_  
Jamee Johnston, Deputy City Recorder

ORDINANCE NO. O-2025-05

AN ORDINANCE AMENDING TITLE 2, OF THE MUNICIPAL  
CODE OF HOOPER CITY, UTAH, ADDING CHAPTER 6, SECTION 1 OF THE,  
PERTAINING TO THE LEASING OF CITY-OWNED REAL PROPERTY

WHEREAS, the City Council of Hooper City, Utah, finds it necessary and appropriate to clarify and define the authority for leasing City-owned real property; and

WHEREAS, the City Council desires to ensure that leases of real property are executed under consistent terms, for fair market value, and with proper City Council oversight; and

WHEREAS, the City Council has authority under Utah Code Ann. § 10-8-2 and Utah Code Ann. § 10-3b-303 and other applicable law to enact this Ordinance to shift powers from the Mayor to provide more City Council oversight over leasing of real property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HOOPER CITY,  
UTAH:

Section 1. Amendment of Municipal Code - Leasing of City Property

Hooper City Municipal Code Section 2.6.1, titled “LEASING OF CITY PROPERTY,” is hereby amended to read as follows:

**2.6.1: LEASING OF CITY PROPERTY:**

A. The Mayor may lease an interest in real property owned by the City, for fair market value deemed to be in the best interests of the City and in accordance with this code and Utah Code Annotated section 10-8-2.

B. Any lease of property shall not be for less than fair market value unless specifically approved by the City Council.

C. Fair market value for purposes of leasing real property shall be determined by at least one professional certified real estate appraiser retained by the City.

PASSED AND ADOPTED by the City Council of Hooper City, Utah, this **18<sup>th</sup>** day of  
**December**, 2025.

Hooper City Council Members

Vote For or Against

Bryce Wilcox

\_\_\_\_\_

Dale Fowers

\_\_\_\_\_



Ryan Hill \_\_\_\_\_

Debra Marigoni \_\_\_\_\_

Lisa Northrup \_\_\_\_\_

Mayor Sheri Bingham \_\_\_\_\_

ORDINANCE NO. O-2025-06

AN ORDINANCE AMENDING TITLE 10, Chapter 5B, Section 2 OF THE MUNICIPAL CODE OF HOOPER CITY, UTAH, PERTAINING TO THE APPOINTMENT AND TERMS OF OFFICE FOR THE PLANNING COMMISSION

WHEREAS, the City Council of Hooper City, Utah, finds it necessary and appropriate to establish clear procedures for soliciting applications, selecting, and appointing members to the Planning Commission; and

WHEREAS, the City Council desires to ensure a consistent, fair, and transparent process for filling vacancies and defining the terms of office for Planning Commission members; and

WHEREAS, the City Council has authority under Utah Code Ann. § 10-20-301 and other applicable law to enact this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HOOPER CITY, UTAH:

Title 10 Chapter 5B Section 2. Amendment of Municipal Code - Appointment and Terms of Office

Hooper City Municipal Code Section 10-5B-2, titled “APPOINTMENT AND TERMS OF OFFICE,” is hereby added to read as follows:

10-5B-2 Appointment and terms of Office:

1. In order to fill vacancies on the Planning Commission, the City shall solicit applications from residents who are interested in serving on the Planning Commission. All interested applicants must submit an application in order to be considered for possible appointment to the commission.
2. The Commission shall consist of (7) members.
3. A selection panel consisting of the Mayor or his designee from the City Council and one member of the City Council, the City Planner, the planning commission chair and one (1) member of the Planning Commission shall interview all applicants who want to be considered for appointment to the commission. The meeting shall be conducted by the Mayor or the Mayor’s designee. Standard interview questions prepared by the panel will be asked to each applicant. The panel shall collectively identify and select the potential candidates to be recommended to the City Council by majority vote of the panel. The Selected Candidates will then be submitted to the Council subject to a majority vote of the Council. Each appointee shall be voted on separately.
4. The term of each member shall be four (4) years. However, the initial terms may be modified in such a way that in no year will more than two (2) commissioners be up for replacement or reappointment.

5. Members may be removed from the commission upon the recommendation of the Mayor, the City Council or Planning Commission, and upon a vote of a majority of the City Council. Vacancies shall be promptly filled in the same manner as the original appointment. Members who are appointed to fill an unscheduled vacancy on the commission shall complete the remainder of the unexpired term of the original member.
6. Newly appointed members of the Commission shall be sworn in during the same city council meeting in which they are approved and appointed, if possible, or at the next available city council or planning commission meeting.

PASSED AND ADOPTED by the City Council of Hooper City, Utah, this **18<sup>th</sup>** day of **December** 2025.

Hooper City Council Members

Vote For or Against

Bryce Wilcox

\_\_\_\_\_

Dale Fowers

\_\_\_\_\_

Ryan Hill

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Debra Marigoni

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Lisa Northrup

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Mayor Sheri Bingham

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