



HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, OCTOBER 02, 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 October 02, 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
Lisa Northrop – City Council
Debra Marigoni – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

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. The city Council discussed changing the city’s website domain to better distinguish it from other Hooper cities in the United States, as recommended by the web designer. The City Council discussed the fee schedule including zoning code enforcement civil fines with timeframe, perpetual care fund for the cemetery. Council also spoke on the fire department, the emergency trailer storage, and a Hooper resident nine-year-old ordinance violation issue.

2. Oversized Structures

Malcolm explained the Oversized Structures. The council discussed oversized structures and ADU’s.

3. Employee Positions

The Council discussed employee retention issues, noting recent losses of key staff and concerns about city operations.

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 Northrop offered reverence.
3. Upcoming Events:
 - a. Halloween Haunt; October 11, 2025
 - b. Mayor Bingham announced the monthly newsletter posted at Hoopercity.gov.
4. Public Comments:
None
5. Consent Items
Council Member Hill spoke on previous approved minutes dated August 07, 2025.
Council Member Hill spoke on wanting to make changes to the approved minutes and voted to bring them back to the next council meeting.

COUNCIL MEMBER HILL MOTIONED TO REEXAMINE THE MINUTES DATED AUGUST 07, 2025, TO LOOK AT THE MEETING MINUTES SECTION 8B. COUNCIL MEMBER MARIGONI 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.	

- a) Motion- Approval of Minutes dated August 21, 2025

COUNCIL MEMBER HILL MOTIONED TO APPROVE THE MINUTES DATED AUGUST 21, 2025, WITH NO MORE CORRECTIONS. COUNCIL MEMBER WILCOX 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.

b) Motion- Approval of Minutes dated September 18, 2025

COUNCIL MEMBER NORTHROP MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 18, 2025, WITH NO CORRECTIONS. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

FOLLOWS:

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

MOTION APPROVED.

6. Public Hearings:

None

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.

- 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 Terrastrada LLC.

Council Member Hill explained the timeline of events and circumstances regarding Terrastrada LLC.

Mayor Bingham explained the meeting agenda and explained the Terrastrada LLC timeline of events.

Council Members spoke on the Terrastrada LLC previous discussion and the Terrastrada LLC withdrawal.

Council Members also discussed the agenda and the process of getting something on the agenda. Morghan, the city recorder, will now send the agenda to the Council Members first to preview before posting it to the public.

Council Members Wilcox spoke on city employees and key employees leaving with suggestions of getting involved with city employees to make sure it is running efficiently.

b. Discussion: Oversized Structures.

Malcolm Jenkins, the City Planner, provided discussion on oversized structures. Malcolm raised concerns about the definition of a “common wall” for attached secondary dwelling units. Council discussed clarifying a common wall.

8. Action Items:

a. Motion: Approval of Resolution 2025-05: City Fee Updates.

The City Council discussed the proposed fee schedule updates in the work meeting.

COUNCIL MEMBER HILL MOTIONED TO APPROVE RESOLUTION 2025-05 CITY FEE UPDATES, INCLUDING THE UPDATED CEMETERY FEE OF 50 ADDITIONAL DOLLARS FOR RESIDENTS AND NON-RESIDENTS TO BE PUT IN A PERPETUAL FUND. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:

VOTE:

WILCOX	AYE
FOWERS	AYE
HILL	AYE
MARIGONI	AYE
NORTHROP	AYE
MOTION APPROVED.	

9. Adjournment

AT APPROXIMATELY 7:47 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

