

HOOPER CITY
CITY COUNCIL AGENDA - AMENDED
MAY 7, 2026, 7:00 PM
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 7:00pm on Thursday, May 7, 2026, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:00 PM

1. Discussion on Agenda Items
2. Commercial/Hobby Kennel uses
3. Motorized Vehicles on City Property
4. Care Facilities Moratorium
5. Trail Leased Properties

Regular Meeting – 7:00 PM

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Council Member Craig
 - b. Reverence – Council Member Hancock
3. Upcoming events
4. Public Comments
5. Consent Items
 - a. Approval of minutes dated April 16, 2026
6. Public Hearings
 - a. FY 2026-2027 Tentative Budget
7. Discussion Items, Reports, and/or Presentations
8. Action Items
 - a. Motion: Adopt tentative budget for FY 2026-2027; including a proposed tax rate increase
 1. Consideration of Resolution 2026-01 A resolution for the Council of Hooper City acknowledging:
 - The filing of the tentative budget for fiscal year 2026-27 prepared by the Budget Officer pursuant to Section 10-6-111 of the Utah Code, adopting the tentative budget subject to further review and consideration by the Council,
 - Establishing the date, time and place for a public hearing on the tentative budget prior to adoption of the final budget for fiscal year 2026-27 subject to the requirements of Sections 59-2-919 and 59-2-924 of the Utah Code,
 - Ordering publication of notices as required by law, and
 - Ordering the tentative budget to be available for public inspection in the office of the Hooper City Recorder and on the city’s website for at least 10 days prior to adoption of the final budget.
 2. The Budget Officer intends to state that the tentative budget includes a proposed property tax rate increase
 3. Statement of the Budget Officer that the tentative budget includes a proposed property tax rate increase.
 4. The Budget Officer presents and makes available to the public a property tax impact schedule as a separate document from other budget documents.

5. Consideration of Resolution 2026-01 A resolution of the City Council of Hooper City acknowledging that
 - A separate item is on the agenda for a public meeting on May 7, 2026 notifying the public that the Budget Officer intends to state to the City Council that the tentative budget for fiscal year 2026-27 includes a proposed property tax increase,
 - Acknowledging that the Budget Officer made a statement to the City Council on May 7, 2026 public meeting that the tentative budget includes a proposed tax rate increase,
 - Acknowledging that the budget Officer presented to the City Council, as a separate item on the agenda, in the same meeting, a property tax impact schedule from other budget documents, as defined in Section 59-2-924 of the Utah Code
 - Directing that the property tax impact schedule shall be available for public inspection and will be included as a separate agenda item at each public hearing prior to June 30 at which the City Council discusses the proposed general fund budget for fiscal year 2026-27.
6. The City Council intends to make a statement that Hooper City is considering levying a tax rate that exceeds its certified tax rate, the approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generate by the proposed tax increase, and that if Hooper City proceeds with the proposed tax rate increase, Hooper City will provide notice of and conduct a public hearing at which members of the public will have an opportunity to provide comments on the proposed tax rate increase.
7. State of the Budget Officer of Executive of the Entity to Section 59-2-919 (4)(b) of the Utah Code
8. Consideration of Resolution 2026-01 A resolution of the Hooper City Council:
 - a. Acknowledging that a separate item is included on the agenda for the public meeting on June 4, 2026 notifying the public that the Budget Officer or Executive intends to make a statement as required by Section 59-2-19-(4)(b) of the Utah Code
 - b. Acknowledging that the Budget Officer or Executive made the statement as required by Section 59-2-919(4) of the Utah Code
 - c. Setting the date, time, and place of the public hearing on the proposed property tax increase as required by Section 59-2-919 of the Utah Code, and
 - d. Directing the Budget Officer or designee to send a notice before June 1, 2026 to the Utah State Tax Commission and the Weber County Auditor stating that the City is considering a property tax increase, and the date, time and place of the public hearing required by Section 596-2-919 of the Utah Code.

b. Motion: Approval of oversized structures and secondary dwellings

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 7th day of May, 2026 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.gov/meeting-minutes>

**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.

INDUSTRIAL: Refers to the manufacture, processing, fabrication, and testing of goods and materials, including the production of power. It does not refer to the growing of agricultural crops, the raising of livestock, or the extraction or severance of raw materials.

INDUSTRY, HEAVY:

- A. A use engaged in the basic processing and manufacturing of materials or products, predominately from extracted or raw materials.
- B. A use engaged in storage or manufacturing processes using flammable or explosive materials.
- C. Storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

INDUSTRY, LIGHT: A use engaged in the manufacture, processing, fabrication, assembly, treatment, and/or packaging of finished products or parts, predominantly from previously prepared materials.

INOPERABLE VEHICLE: See vehicle, inoperable.

JUNK: Discarded, used, or secondhand materials, including but not limited to, used machinery, scrap copper, brass, iron, steel, other ferrous and non-ferrous metals, tools, appliances, implements, vehicles or portions thereof, furniture, beds and bedding, rags, glass, plastic, cordage, rubber, building materials (excluding lumber), or other waste that has been abandoned from its original use and may be used again in its present or in a new form.

JUNKYARD: An establishment where junk is bought, sold, exchanged, stored, kept, processed, or handled.

KENNEL, COMMERCIAL: Any premises or portion thereof on which 4 or more dogs and/or 9 or more cats are maintained, harbored, possessed, trained, bred, boarded, or cared for in return for compensation, but not including an animal clinic, animal hospital, or veterinary office. If located in a residential zone, the owner's property must include at least three acres and there shall be no more than 10 animals for each acre of property.

Commercial Kennels will be allowed as a conditional use in R-1 zones.

KENNEL, HOBBY: A facility located at the private dwelling of the dog owner, where 4 to 10 of the owner's dogs are maintained for purposes of breeding, hunting, organized field trials, obedience or training, competition, security or for personal enjoyment.

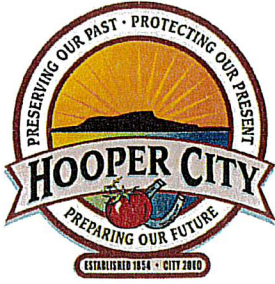
LABORATORY: Facilities for biological, serological, biophysical, cytological, and pathological tests, and facilities for the chemical or other examination of materials from water, air or other substances.

LANDOWNERS' COMPACT: A voluntary agreement among two or more adjoining landowners to plan and develop their separate but contiguous landholdings in an integrated, comprehensive manner.

LAGOON: An earthen structure designed to treat liquid manure or human waste for treatment through biodegradation by bacteria.

LAUNDROMAT:

- A. An establishment that provides washing, drying, and/or ironing machines for hire, and/or
- B. an establishment that provides washing, drying and/or ironing services to retail customers.



HOOPER CITY INC.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064

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E-mail: hoopercity@hotmail.com

Website: hoopercity.com

Property owners interest in leasing the property between your property and the slough. The lease is for 50 years at \$1 per year paid in advance. Items that need to be submitted for the lease to start are as follows:

1. Pay the lease fee of \$50.
2. Read and sign the Trail Property Lease agreement.
3. Read and sign the rules for leasing the property.
4. Bring in a plat showing your property with the added property you want to lease with the **footage marked on the plat**. This needs to be a plat that you get off the Weber County Website and is large enough that it is readable.
5. Need to show the improvements (fences, etc.) that you plan to add to the property.

After submitting the information it will be reviewed by Public Works and the City will notify you as quickly as possible to final this request.

Hooper City

Rules for Leased Property

1. **Lease does NOT create access.** The trail nor the city property shall be used to access private lots including a leased portion of the trail property. Vehicular access including construction vehicles and equipment, is prohibited on the trail, access must be obtained through the private property lot.
2. **No Motorized vehicle, equipment, ATV's, snowmobiles, etc. are allowed on the trail or on trail property.**
3. **No Buildings or Structures of any type may be built on the leased property.**
4. **Fences:**
 - a. **May be built on the leased property.**
 - b. **May NOT exceed six feet in height from the existing grade.**
 - c. **Must be a minimum of three feet from the paved or improved trail, on the trail side of the slough, and a minimum of 35 feet from the slough bank on the non-trail side of the slough.** (This includes all improvements (i.e. retaining rocks, walls, curbs, etc. No construction is allowed in the buffer areas adjacent to the trail)
 - d. **Personnel gates are allowed** for pedestrian access and small maintenance equipment (i.e. lawnmowers, weed eaters etc.) **Large gates (6' or wider) are NOT allowed.**
5. **Any grade or elevation changes on the leased property must be approved by the city prior to construction.**
6. **No construction or activity shall be allowed in the following areas:**
 - a. 35 feet from the slough bank (on the non-trail side of the slough)
 - b. The slough stream bed (bank to bank)
 - c. The area from the slough bank to the trail (on the trail side of the slough)
 - d. The asphalt or other improved trail
 - e. The 3 foot "no build" buffer along the improved trails
 - f. Maintenance is allowed in these areas but is not mandatory and should be limited to mowing, weed eating, weed control, and general clean-up.
 - g. Community, neighborhood, church, civic, youth and similar groups may provide service in these areas with approval from the city prior to the project.
7. **Extreme Caution should be used if existing vegetation will be killed or removed to avoid erosion and possible sloughing of the banks and adjacent property.**
8. **In the event that a lessee sells their property, the lessee shall inform the new owner of the lease and instruct them to contact the city to update the lessee information.**
9. **All existing city rules and ordinances remain in place concerning this property** including but not limited to: Building requirements, zoning, animal rights, environmental requirements, etc.) **If you have any questions please contact the city prior to planning or beginning a project.**
10. **Leased property should not be for the keeping of animals unless approved by the City in advance.**

It is the City's intent to make the leasing option viable and enticing for adjacent property owners. We wish to make the process simple and the rules as open-minded as possible. The city reserves the right to change or add to the rules and requirements of the leased property as needed to ensure the best interest and welfare of the public. ****This is a summary of some of the common rules and is not intended to be comprehensive list of all rules that apply to this property.**

Lessee: _____ Phone: ____ - ____ - _____ Date: ____ / ____ / ____

Address: _____ Email: _____

Signature _____ By signing this document, I understand the rules associated with the lease of city property and agree to abide by the rules, regulations and ordinances of Hooper City.

TRAIL PROPERTY LEASE

This lease agreement is entered into this ___ day of _____, 20___ by and between Hooper City, a Municipal Corporation of the State of Utah, hereafter referred to as "City," and _____, hereafter referred to as Lessee.

WHEREAS, Hooper City has developed a trails system through parts of the city whereby Hooper City visitors and residents can enjoy the beauty of the rivers and sloughs in the city, unobstructed by vehicular traffic; and

WHEREAS, in some situations the property set aside for use as a trail is more than is needed for the actual construction, use and maintenance of the trail system at this time; and

WHEREAS, the City would like to have this excess land not an eyesore to those using the trail and those that own adjoining properties; and

WHEREAS, by City and County ordinance it is mandatory that no buildings be constructed within 100 feet of the center of a river or slough that passes through Hooper City; and

WHEREAS, Lessee owns property adjoining the trail system and would like to lease the excess property for personal use, as long as it is not needed for use by the city.

NOW THEREFORE, the parties hereto mutually agree as follows:

1. Lessee will lease from City the property described in Exhibit A, attached hereto and made a part hereof by reference, for the period of 50 years at a lease rate of \$1 per

year, paid in advance.

2. The City retains the right, at any time with a one year notice to the lessee, to cancel this lease and take over the maintenance and use of the property. The notice to lessee must be in writing and provided to the land owner /lessee at the address adjoining the leased property.
 3. The City retains the right to terminate the lease at any time without advanced notice in the event of an emergency that requires the City to take over the use and maintenance of the property.
 4. In the event the City retakes the property for any reason, any improvements made on the property will become the sole property of Hooper City unless removed from the property prior to the termination of the lease.
 5. Lessee is responsible to maintain the leased property in conformity with city ordinances.
 6. The lessee is not allowed to build any buildings or structures of any type on the leased property. However, lessee will be allowed to build a fence upon the leased property as long as the fence is not more than 6 feet high and is located at least 3 feet from the edge of the paved trail.
 7. This document is the entire agreement between the parties. Any modification or alteration of this agreement must be in writing and signed by both of the parties.
 8. This lease will be interpreted and enforced based on the provisions of Utah law. Any challenge or contest relating the lease will be litigated in the Utah courts utilizing Utah law.
-
9. In the event there is a dispute regarding the terms of this lease, the dispute will be

referred for mediation between the parties. In the event mediation is not successful and legal action is required, the defaulting party will pay any costs and expenses, including a reasonable attorney fee, to the prevailing party.

Signed and agreed to this ____ day of _____, 20 ____.

LESSEE

SUBSCRIBED and SWORN to before me this ____ day of _____, 20 ____.

NOTARY PUBLIC

HOOPER CITY MAYOR

Attest:

Hooper City Recorder



HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, APRIL 16, 2026, 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 April 16, 2026, 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
Ryan Hill – City Council
Larry Ropelato – City Council
Ray Hancock – City Council

COUNCIL MEMBERS EXCUSED:

David Craig – City Council

CITY STAFF & PLANNING COMMISSION PRESENT:

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

5:30PM WORK MEETING

1. Discussion on Agenda Items

At 5:30pm the City Council held a work meeting where agenda items, Terrastrada Development, Development Agreement, and Flag Lots were discussed.

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 Hill led in the Pledge of Allegiance.

b. Reverence

Council Member Fowers offered reverence.

3. Upcoming Events

4. Public Comments

Bryce Wilcox –

Bryce questioned about the monthly financials. Bryce also questioned if there is anyone that knows about any money spent over \$5,000.00 and made a comment on CRA’s and asked council to look more into that.

5. Consent Items

- a) Motion- Approval of Minutes dated March 19, 2026
No corrections.

COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE MINUTES DATED MARCH 19, 2026 WITH NO CORRECTIONS. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE

MOTION PASSED.

6. Public Hearings

None

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

None

8. Action Items.

- a. Motion: Approval of Economic Development Policy.
Council had discussion on the Economic Development Policy. Council discussed prior feedback sent to the firm that drafted the policy, concerns about CRA’s, and what it binds to the city. Extensive discussion followed regarding the policy’s structure on what they like and dislike about the policy.

COUNCIL MEMBER ROPELATO MOTIONED TO APPROVE THE HOOPER CITY ECONOMIC DEVELOPMENT POLICY AS WRITTEN, NOTING IT

DOES NOT OBLIGATE THE CITY TO ANY SPECIFIC ACTIONS. COUNCIL MEMBER HANCOCK SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	NAY
FOWERS	NAY
ROPELATO	AYE
HANCOCK	AYE
BINGHAM (TIE BREAKER)	AYE

MOTION PASSED. (ROLL CALL VOTE)

- b. Motion: Approval of Commerical Buisness License; Wasatch Treats LLC; DBA: Ohana Snow Shack.

The applicant, Alan “AJ” Lewis, addressed the Council. AJ explained that his family recently purchased Ohana Snow Shack to operate as a community business and provide his children with business experience and life skills. Council asked clarifying questions about product consistency and potential additions.

COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE BUSINESS LICENSE FOR WASATCH TREATS LLC; DBA OHANA SNOW SHACK. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE

MOTION PASSED.

- 9. Possible Closed Meeting

Concerning Pending and Threatened Litigation; Pending of Real Property; Development of Security Personnel, Devices, or Systems and/or Character, Professional Competence, or Physical or Mental Health of One or More Individuals.

COUNCIL MEMBER ROPELATO MOTIONED TO MOVE TO A CLOSED-DOOR MEETING. COUNCIL

MEMBER HANCOCK SECONDED THE MOTION.

VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE

MOTION PASSED.

COUNCIL MEMBER HANCOCK MOTIONED TO MOVE TO REGULAR MEETING. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE

MOTION PASSED.

- a. Possible Motion: Approval of hiring additional legal counsel.

COUNCIL MEMBER HANCOCK MOTIONED TO HIRE A WATER ATTORNEY. COUNCIL MEMBER ROPELATO SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	AYE
FOWERS	NAY
ROPELATO	AYE
HANCOCK	AYE
CRAIG	AYE

MOTION PASSED.

10. Adjournment

AT APPROXIMATELY 9:05 PM COUNCIL MEMBER ROPELATO MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

COUNCIL MEMBER:

VOTE:

HILL

AYE

FOWERS

AYE

ROPELATO

AYE

HANCOCK

AYE

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

DRAFT

**Proposed Property Tax Impact Schedule
Hooper City
Fiscal Year 7/1/2026 to 6/30/2027**

Hooper City will consider an increase to its property tax from .000000 to .000000(estimated) to generate an additional \$128,000. The following information is intended to provide decision makers and the public with an explanation of how the City’s operations would be affected if the proposed property tax increase is adopted.

Hooper City’s Current Property Tax Rate	.000283
Hooper City’s Current Property Tax Revenue	\$268,904
Proposed Property Tax Rate	.044798
Proposed Revenue with Tax Change	\$396,904
Additional Property Tax Revenue to Hooper City	\$128,000

Estimated Increase to Hooper City’s Property Tax Revenue	47.61%
Estimated Increase to a primary residence of \$450,000	\$36.38
Estimated Increase to a business valued at \$450,000	\$60.63

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Police	\$874,171	\$874,171	\$0
Fund Balance (unrestricted)	\$0	\$128,000	\$128,000

Impact of Tax Increase- The additional cost associated with Weber County Sherriff’s police services (including them hiring 6 new officers) – This will be a continued cost to the City. Therefore, it is not advised to use Fund Balance to fund these increases.

Total General Fund Change: \$128,000

Resolution No. 26-01

A RESOLUTION OF HOOPER CITY, UTAH, STATING THE CITY COUNCIL IS CONSIDERING TO LEVY A TAX RATE ABOVE THE CERTIFIED TAX RATE AND PROVIDING THE APPROXIMATE DOLLAR AMOUNT AND PURPOSE OF THE AD VALOREM TAX; THE APPROXIMATE PERCENTAGE INCREASE OF THE PROPOSED AD VALOREM TAX; AND THAT THE CITY COUNCIL WILL PROVIDE NOTICE AND HOLD A PUBLIC HEARING ON THE PROPOSED TAX RATE INCREASE.

WHEREAS, on the 7th day of May, 2026, a duly noticed meeting, pursuant to the Property Tax Act for Utah Entities, Utah Code Title 59, Chapter 2, et seq., as amended, the City Council shall present or cause to be presented certain statements at public meeting; and

WHEREAS, the City is required to include on the agenda a separate item notifying the public that the Budget Officer intends to make a statement as required by Section 59-2-919(4)(b) of the Utah Code; and

WHEREAS, the City is required to state at a public meeting that the City Council is considering levying a tax rate that exceeds its certified tax rate for the upcoming fiscal year; and

WHEREAS, the City is required to state at a public meeting the approximate dollar amount and purpose of additional ad valorem tax revenue that would be generated by the proposed tax rate increase; and

WHEREAS, the City is required to state at a public meeting the approximate percentage increase in ad valorem tax revenue resulting from the proposed tax rate increase; and

WHEREAS, the City is required to state at a public meeting that if the City Council proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing.

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

1. It is acknowledged that the agenda for the May 7, 2026 City Council Meeting included a separate item notifying the public.

2. Pursuant to Utah Code Ann. § 59-2-919, it is acknowledged that the budget officer made the following statements:

a) Hooper City is considering levying a tax rate that exceeds Hooper City's certified tax rate;

b) Hooper City is considering increasing the certified tax rate to generate an additional \$128,000;

c) the purpose of the increase is for the cost associated with Weber County Sherriff's police services (including them hiring 6 new officers). This will be a continued cost to the City. Therefore, it is not advised to use Fund Balance to Fund these increases.

d) the approximate percentage increase is approximately 47.61%;

e) the City shall provide notice and conduct a public hearing.

3. A public hearing shall be held on Aug 6, 2026 at 6:00 p.m.

PASSED, APPROVED AND ADOPTED this 7th day of May, 2026.

Sheri Bingham, Mayor

Attested:

Morghan Yeoman, City Recorder

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**HOOPER CITY
FOR THE YEAR ENDING JUNE 30, 2026**

**Fee Adjustments
Effective July 1, 2025**

Sewer Services

	Before	Effective July 1, 2025	Change
CWSD	20.00	21.20	1.20
Hooper	46.00	48.88	2.88
Total	66.00	70.08	

Garbage Services

TNT Check List	Before	Effective July 1, 2025	Change
Normal Can	15.50	15.50	-
Additional Can	10.50	10.50	-
Recycling	9.50	9.50	-

Storm Water

	Before	Effective July 1, 2025	Change
Storm Water	5.00	6.00	1.00

**HOOPER CITY
FOR THE YEAR ENDING JUNE 30, 2027**

**Fee Adjustments
Effective July 1, 2026**

Sewer Services

	Before	Effective July 1, 2026	Change
CWSD	21.20	21.90	0.70
Hooper	48.88	52.80	3.92
Total	70.08	74.70	

Garbage Services

	Before	Effective July 1, 2026	Change
Normal Can	15.50	16.00	0.50
Additional Can	10.50	11.00	0.50
Recycling	9.50	10.00	0.50

Storm Water

	Before	Effective July 1, 2026	Change
Storm Water	6.00	8.00	2.00

HOOPER CITY						
GENERAL FUND INCOME						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account		Pri Year	Cur YTD	Cur Year	Cur Year	Requested
Number	Account Title	Actual	Actual	Estimate	Budget	Budget
Taxes						
10-31-1000	Property Taxes	285,713	280,969	268,904	268,904	396,904
	Delinquent Property Tax			21,096	21,096	31,096
`10-31-3000	Sales and Use Taxes	1,794,137	1,421,094	1,800,000	1,700,000	1,850,000
`10-31-4000	Franchise	48,549	-	50,000	57,400	57,400
`10-31-4050	Utility Franchise	411,360	371,130	450,000	400,000	450,000
`10-31-4100	Telecommunications	26,261	18,872	25,800	26,000	26,000
`10-31-5000	Sales Tax .25%	167,816	102,683	136,000	160,000	120,000
	Total Taxes	2,733,836	2,194,748	2,751,800	2,633,400	2,931,400
Licenses						
10-32-1000	Business Licenses	16,713	15,076	15,100	14,000	16,000
10-32-2010	Excavation	26,756	12,062	16,000	23,000	22,000
10-32-2020	Conditional Use Permits	3,443	1,567	3,000	4,000	4,000
10-32-2110	Building Permits	208,355	130,934	180,000	180,000	140,000
10-32-2120	State Fee	1,882	1,518	1,800	1,800	1,400
10-32-2130	Plan Check Fees	46,227	39,228	45,000	45,000	43,000
	Total Licenses	303,376	200,385	260,900	267,800	226,400

HOOPER CITY						
GENERAL FUND INCOME						
FOR THE YEAR ENDING JUNE 30, 2027						
Account Number	Account Title	FY 25	March	FY 26	FY 26	FY 27
		Pri Year Actual	FY 26 Cur YTD Actual	Cur Year Estimate	Cur Year Budget	Requested Budget
Intergovernmental						
10-33-5600	Class C" Road Funds"	618,638	432,320	575,000	550,000	600,000
10-33-5650	Local Option Roads	-	-	-	-	-
10-33-5800	Liquor Funds	9,398	-	9,000	6,145	9,000
10-33-7000	Grants Local Units	-	-	-	172,400	-
10-33-7000	Grants Local Units	10,000	1,500	1,500	10,000	-
	Total Intergovernmental	638,036	433,820	585,500	738,545	609,000
Charges for Services						
10-34-1300	Zoning and Subdivision Fees	5,048	51,232	53,000	3,000	3,000
10-34-1400	Cemetery Lot Fees	63,150	48,200	67,000	36,000	60,000
10-34-1405	Cemetery Perpetual Care	-	800	700	-	750
10-34-1410	Cemetery Services	15,725	20,050	28,600	20,000	15,000
10-34-7010	Arena	5,955	2,285	2,300	2,000	2,000
10-34-7020	Bowery	2,260	(590)	1,500	1,500	1,500
10-34-7030	Civic Center	3,697	875	1,200	250	-
10-34-7050	Newsletter	(524)	-	-	-	-
	Total Charges for Services	95,311	122,852	154,300	62,750	82,250
Fines & Forfeitures						
10-35-1000	Fines	20,431	12,265	16,500	20,000	20,000
	Total Fines & Forfeitures	20,431	12,265	16,500	20,000	20,000

HOOPER CITY						
GENERAL FUND INCOME						
FOR THE YEAR ENDING JUNE 30, 2027						
Account Number	Account Title	FY 25	March	FY 26	FY 26	FY 27
		Pri Year Actual	FY 26 Cur YTD Actual	Cur Year Estimate	Cur Year Budget	Requested Budget
Miscellaneous						
10-36-0050	Tomato Day Receipts	76,647	86,384	84,000	80,000	85,000
10-36-0055	Tomato Days Grant	-	50,000	50,000	50,000	7,000
10-36-1000	Interest	231,940	121,065	161,500	225,000	200,000
10-36-8000	Other	12,523	1,545	2,080	500	500
10-36-8100	Rent	13,600	14,131	22,000	21,600	21,600
10-36-8050	CERT	-	-	-	16,000	20,000
10-36-8005	Senior Lunch	(66)	-	-	300	-
10-39-9999	UNKNOWN	-	-	-	-	-
	Total Miscellaneous	334,644	273,125	319,580	393,400	334,100
Total Income		4,125,634	3,237,195	4,088,580	4,115,895	4,203,150

HOOPER CITY						
GENERAL FUND EXPENSE						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Pri Year Actual	Cur YTD Actual	Cur Year Estimate	Cur Year Budget	Requested Budget
General Government						
Governance						
10-41-1100	Council	5,711	9,284	15,000	15,000	15,000
10-41-1200	Council Training	5,762	225	7,200	7,200	7,200
10-41-3100	Executive	1,938	2,478	12,000	12,000	12,000
10-41-8000	Planning Commission	5,631	3,164	9,800	9,800	9,800
10-41-8010	Planning Commission Training	-	-	500	4,500	500
	Total Governance	19,042	15,151	44,500	48,500	44,500
Operating						
10-41-4100	Auditor	7,250	-	4,200	4,200	4,800
10-41-4300	Accounting	27,009	25,895	35,000	35,000	35,000
10-41-4400	Recorder	50	-	-	-	-
10-41-4500	Attorney	19,495	11,325	25,000	45,000	45,000
10-41-4501	Settlement	-	-	-	-	-
10-41-4510	Donations	-	-	-	6,450	-
10-41-4600	Inspection Infra Fee	-	-	-	5,000	-
10-41-5000	Miscellaneous	3,443	2,131	2,000	3,000	3,000
10-41-5010	Interest Expense			-	200	400
10-41-5025	Merchant/Bank Fees	(692)	(709)	500	500	500
10-41-5050	Engineering General	189,085	67,234	80,000	80,000	80,000
10-41-5060	Commercial Standards Update General Fund	-	-	100,000	100,000	-
10-41-5075	Information Technology	48,075	32,905	44,500	30,000	30,000
10-41-5085	Computer Replacement	14,103	-	-	3,000	1,500

HOOPER CITY						
GENERAL FUND EXPENSE						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Pri Year	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
10-41-5100	Memberships	7,399	12,542	15,000	7,500	15,000
10-41-6000	Maintenance	7,156	4,308	8,000	7,000	7,000
10-41-6010	Utilities	6,761	5,360	7,000	10,000	10,000
10-41-6250	Newsletter	3,014	1,733	3,300	3,000	3,000
10-41-6510	Newspaper	-	-	-	-	-
10-41-6520	Elections	-	14,333	14,500	10,000	-
10-41-6530	Training	2,870	4,278	8,000	4,000	4,500
10-41-6535	Spring/Fall Cleanup	5,000		4,000	4,000	-
10-41-6540	Postage	3,180	994	3,000	3,000	3,000
10-41-6550	Small Equipment	2,322	3,125	5,000	4,900	4,900
10-41-6560	Supplies	5,009	6,308	8,000	8,000	8,000
10-41-6565	Liability Insurance	24,730	18,917	20,000	25,100	25,000
10-41-8020	Computer Programs	14,728	9,770	15,000	20,000	18,000
	Total Operating	389,987	220,449	402,000	418,850	298,600
10-41-4520	CARES Act/ARPA	-	-	-	-	-
Employees						
10-41-6610	Salaries and Wages	77,407	75,218	100,500	75,800	62,300
	Benefits	39,815	32,893	44,550	44,550	64,100
	Total Employees	117,222	108,111	145,050	120,350	126,400
Total General Government		526,251	343,711	591,550	587,700	469,500

HOOPER CITY						
GENERAL FUND EXPENSE						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Pri Year Actual	Cur YTD Actual	Cur Year Estimate	Cur Year Budget	Requested Budget
Public Safety						
10-42-1000	Police	665,741	373,190	746,381	746,381	874,171
10-42-1110	Emergency Management	12,534	2,218	9,600	9,600	9,600
10-42-3000	Code Enforcement	-	-	-	7,000	7,000
10-42-5300	Animal Control - Shelter	45,202	36,329	49,000	45,521	47,797
10-42-5310	Animal Control Bond	2,226	4,378	4,378	8,755	9,192
10-42-5320	Animal Control-Services	30,384	22,461	30,000	29,948	31,445
10-42-6545	School Crossing Guards	45,930	22,965	45,000	45,000	47,250
Total Public Safety		802,017	461,541	884,359	892,205	1,026,455
Recreation & Community Events						
10-43-6700	Youth Council Expenditures	-	-	-	1,000	1,000
10-43-6800	Halloween Haunt	1,771	5,651	5,588	5,000	5,000
10-43-6850	Easter Hunt	-	(1,200)	4,000	4,000	4,000
10-43-6860	Health Fair	-	40	100	2,500	2,500
10-43-6870	Roy Senior Lunches	-	-	-	4,000	4,000
10-43-6875	City Senior lunches	-	4,717	4,717	2,000	1,000
10-43-6880	CERT	-	-	20,000	20,000	20,000
10-43-9000	Community Events/ Education	8,583	2,566	3,000	3,000	3,000
10-43-9100	Tomato Days	101,106	120,986	54,810	100,000	92,000
10-43-9110	Other- Grant	-	-	50,000	50,000	-
Total Recreation & Community Events		111,460	132,760	142,215	191,500	132,500

HOOPER CITY						
GENERAL FUND EXPENSE						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Pri Year Actual	Cur YTD Actual	Cur Year Estimate	Cur Year Budget	Requested Budget
Highways						
	Operating					
10-44-1010	Equipment Rental	36,083	18,135	26,000	15,500	15,500
10-44-1020	Fuel	10,112	6,089	9,000	11,150	11,150
10-44-1025	Spray & Chemical	34		4,000	4,000	4,000
10-44-1505	HA5 - Developer Reimbursement	3,443	20,915	26,000	2,000	2,000
10-44-1540	Sweeping - Roads	3,500	-	-	-	-
10-44-1545	Street Light Maint - Roads	(25,899)	12,296	16,500	44,000	30,000
10-44-2000	Emergency Projects			-	-	-
10-44-5550	Shop - Tools/Supplies/Consum	22,497	2,724	4,000	7,000	7,000
10-44-5600	Training/Cert/Travel	3,072	1,938	3,000	10,000	3,000
10-44-5060	Impact Fee Study	-		100,000	100,000	-
10-44-5700	Storm Drain Maint/Clean	27,043	38	-	7,000	-
10-44-5800	Storm Drain Pumps	421	48	-	-	-
10-44-5900	School Crossings Maint	7,210	7,391	-	500	-
10-44-6000	General Maintenance	14,882	4,633	7,000	7,000	7,000
10-44-6100	Vehicles/Equip Maintenance	30,295	2,098	22,000	22,000	22,000
10-44-6200	Roadside Mowing	863	560	-	-	-
10-44-6300	Road Dump Fees	12,489	-	-	4,500	2,500
10-44-9500	Public Works Equipment	15,500	-	5,000	5,000	7,000
	Total Operating	161,544	76,865	222,500	239,650	111,150

HOOPER CITY						
GENERAL FUND EXPENSE						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Pri Year Actual	Cur YTD Actual	Cur Year Estimate	Cur Year Budget	Requested Budget
	Class C & Local Option Roads					
10-44-1510	Crackseal - Roads	345,475	-	-	65,000	65,000
10-44-1515	Surface Maintenance - Roads	300	327,442	381,800	316,800	316,800
10-44-1520	Reclamation/Overlay - Roads	28,599	779,553	1,098,240	1,098,240	1,100,000
10-44-1525	Pot Holes/Patching - Roads	39,667	2,486	16,500	16,500	16,500
10-44-1530	Striping/Signage/Posts - Roads	14,853	6,162	20,000	20,000	20,000
10-44-1535	Snow Removal/Salt/Blades-Roads	14,736		-	23,500	23,500
10-44-5000	Engineering	10,147	22,450	10,000	10,000	10,000
10-44-6100	Vehicles/Equip Maintenance			10,000	10,000	10,000
	Total Class C	453,777	1,138,093	1,536,540	1,560,040	1,561,800
	Employees					
10-44-6610	Salaries and Wages	151,708	173,855	235,000	241,800	264,500
	Benefits	56,096	61,881	84,000	144,690	144,600
10-44-6530	Employee Training		2,400	2,400		2,400
	Total Employees	207,804	238,189	321,400	386,490	411,500
	Total Highways	823,126	1,453,147	2,080,440	2,186,180	2,084,450

HOOPER CITY						
GENERAL FUND EXPENSE						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Pri Year Actual	Cur YTD Actual	Cur Year Estimate	Cur Year Budget	Requested Budget
Parks						
	Operating					
10-45-1010	Equipment Rental	115	9,763	12,000	10,500	7,500
10-45-1015	Fertilizer	86	-	4,000	4,000	2,200
10-45-1020	Fuel	10,112	6,089	9,500	11,150	8,150
10-45-1025	Spray & Chemical	68	-	2,000	2,000	2,000
10-45-1030	General Maint/Cleaning/Mowing	5,664	2,270	9,500	12,000	2,000
10-45-1035	Sprinkler Parts & Repair	2,774	568	9,000	9,000	24,000
10-45-1060	Utilities	12,475	11,197	15,200	15,200	15,500
10-45-1065	Utilities-Secondary Water	18,624	19,596	24,700	24,700	24,000
10-45-1070	Contract mowing for Detentions					13,000
10-45-5500	West Haven Recreation Fees	1,724	(318)	900	1,000	1,000
10-45-5550	Shop - Tools/Supplies/Consum	-	2,676	7,000	9,000	9,000
10-45-5600	Training/Cert/Travel	591	150	300	750	750
10-45-5060	Impact Fee Study	-		100,000	100,000	-
10-45-6100	Vehicles/Equip Maintenance	4,565	5,675	10,000	20,000	20,000
10-45-6105	Veterans Memorial Maintence	1,350	-	-	1,700	1,000
10-45-6120	Park Building Maintenance	5,384	1,087	2,000	5,000	5,000
10-45-6130	Trail Maintenance-Local Option	80		8,000	10,000	10,000
10-45-6300	Park Dump Fees			2,500	4,500	3,000
10-45-9000	Parks Equipment	1,711	845	8,000	10,000	5,000
	Total Operating	65,323	59,598	224,600	250,500	153,100

HOOPER CITY						
GENERAL FUND EXPENSE						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account		Pri Year	Cur YTD	Cur Year	Cur Year	Requested
Number	Account Title	Actual	Actual	Estimate	Budget	Budget
	Arena					
10-45-6110	Arena Maintenance	5,013	1,101	2,500	3,000	3,000
10-45-6115	Arena Equipment Rental	-		5,000	5,000	5,000
	Total Arena	5,013	1,101	7,500	8,000	8,000
	Employees					
10-45-6610	Salaries and Wages	389,860	156,324	210,000	171,000	223,600
	Benefits	143,673	48,577	66,000	82,660	163,800
	Total employees	533,533	204,953	276,000	253,660	387,400
	Total Parks	603,869	265,652	508,100	512,160	548,500

HOOPER CITY						
GENERAL FUND EXPENSE						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account		Pri Year	Cur YTD	Cur Year	Cur Year	Requested
Number	Account Title	Actual	Actual	Estimate	Budget	Budget
Community Dev/Inspections						
Operating						
10-46-5075	Hooper Plus Software	-		-	5,100	5,100
10-46-5600	Training/Cert/Travel	-		500	1,000	1,000
10-46-5660	Memberships	-		500	500	500
10-46-6100	Vehicle Maintenance	1,111	182	1,500	3,000	3,000
10-46-6540	Postage			300	300	300
10-46-6550	Contract Services- Building Inspector	80,550	38,455	55,000	90,000	50,000
10-46-6560	Supplies	232	2,595	6,000	3,050	3,000
10-46-6700	Economic Development		12,500	20,000	2,000	2,000
	Total Operating	81,893	53,732	83,800	104,950	64,900
Employees						
10-46-6610	Salaries and Wages	72,184	56,820	76,000	66,600	67,500
	Benefits	43,771	30,688	41,000	39,935	39,800
	Total Employees	115,955	87,508	117,000	106,535	107,300
Total Community Dev/Inspections		197,848	141,240	200,800	211,485	172,200

HOOPER CITY						
GENERAL FUND EXPENSE						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Pri Year Actual	Cur YTD Actual	Cur Year Estimate	Cur Year Budget	Requested Budget
Cemetery						
	Operating					
10-47-1015	Fertilizer			3,000	3,000	1,700
10-47-1025	Spray & Chemical		352	2,000	2,000	2,000
	Fuel			-		3,000
	Leased Equipment			-		3,000
10-47-1070	Cemetery Exp	10,749	4,538	9,000	15,000	10,000
10-47-6125	Cemetery Building Maint	794	1,433	2,300	10,000	10,000
	Total Operating	11,543	6,323	16,300	30,000	29,700
	Employees					
10-47-6610	Salaries and Wages	3,045	41,543	56,000	49,000	73,000
	Benefits	3,216	25,725	34,300	36,227	43,500
	Total Employees	6,261	67,285	90,300	85,227	116,500
	Total Cemetery	17,804	73,608	106,600	115,227	146,200

HOOPER CITY						
SEWER FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
Account Number	Account Title	FY 25	March	FY 26	FY 26	FY 27
		Prior Year	FY 26	FY 26	FY 26	FY 27
		Actual	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
20-32-1000	Impact Fees - Sewer	136,712	91,591	95,000	170,000	95,000
	Total Impact Fees	136,712	91,591	95,000	170,000	95,000
Charges for Services						
20-34-4100	Sewer Charges	1,268,630	1,027,332	1,370,000	1,338,750	1,458,437
20-34-4105	CWSD Charges	549,980	443,664	592,000	577,700	605,643
20-34-4110	Finance Charge	12,193	13,987	19,000	8,000	8,000
	CC Processing Fee			-		61,922
20-34-4200	New Sewer Connections	-	-	-	5,000	5,000
	Total Charges for Services	1,830,803	1,484,983	1,981,000	1,929,450	2,139,002
Other Income						
20-36-1000	Interest	172,857	113,148	120,000	120,000	120,000
20-36-4120	Grant Revenue	52,153	-	-	52,154	-
	Total Other Income	225,010	113,148	120,000	172,154	120,000
	Total Income	2,192,525	1,689,722	2,196,000	2,271,604	2,354,002
				Sewer Rate Changes		
				FY 26	FY 27	
				CWSD	21.20	21.90
				City	48.88	52.80
					70.08	74.70

HOOPER CITY						
SEWER FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Prior Year	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
Expenses						
Operating						
20-46-1000	Utilities	164,088	148,626	199,000	181,000	181,000
20-46-1001	CWSD - Utilities	530,358	302,258	592,000	577,700	605,643
20-46-1005	Bad Debt Expense	6,429	-	-	1,500	-
20-46-3000	Sewer Admin	64,191	5,814	12,000	-	-
20-46-4300	Accounting	-	13,595	25,000	35,000	35,000
20-46-4500	Attorney	-	14,963	20,000	-	20,000
20-46-4520	Reserve	-	-	-	52,154	-
20-46-5000	Engineering	-	15,898	35,000	20,000	25,000
20-46-5060	Impact Fee Study	-	-	75,000	75,000	-
20-46-5025	Merchant Fees	20,018	16,587	23,000	20,000	23,000
20-46-5075	Information Technology	995	-	1,000	1,000	1,000
20-46-5500	New Connection Expenses	44	128,919	1,000	-	1,000
20-46-5550	Shop Tools/Supplies	7,738	1,147	2,500	-	-
20-46-5600	Training/Cert/Travel	-	589	-	3,500	3,500
20-46-5650	Software Support	6,060	5,700	13,000	8,000	8,000
20-46-6560	Supplies/Postage	4,499	4,412	6,000	4,000	6,000
20-46-6565	Liability Insurance	23,976	18,917	19,000	25,000	20,000
	Total Operating	828,396	677,425	1,023,500	1,003,854	929,143

HOOPER CITY						
SEWER FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Prior Year	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
System Maintenance						
20-46-6000	Sewer General Maintenance	18,071	16,653	10,000	10,000	10,000
20-46-6010	Vacuum System Maintenance	42,649	86,347	63,000	45,000	45,000
20-46-6020	Vacuum Station Maintenance	4,148	81,055	5,000	-	-
20-46-6030	Gravity System Maintenance	30,218	17,371	6,000	20,000	20,000
20-46-6040	Gravity Lift Station Maintenanc	-	6,525	7,000	-	-
20-46-6050	Blue Stakes	2,509	801	1,200	2,500	2,500
20-46-6555	Sewer Improvements	13,140	7,220	14,000	-	-
	Total System Maintenance	110,735	215,972	106,200	77,500	77,500
Equipment						
20-46-6100	Vehicles/Equip Maintenance	5,231	8,704	15,000	10,000	15,000
20-46-6500	Sewer Equipment Reserve	-	-	-	-	-
20-46-6550	Sewer Equipment	-	-	-	-	-
20-46-6575	Generator Fuel	-	-	-	-	-
20-46-1010	Equipment Rental	1,487	13,182	20,000	9,000	20,000
20-46-1020	Fuel	11,965	6,053	10,000	15,000	10,000
20-46-1040	Depreciation	519,557	393,750	525,000	525,000	525,000
20-46-5550	Shop - Tools/Supplies/Consum	-	-	10,000	10,000	10,000
	Total Equipment	538,240	421,689	580,000	569,000	580,000

HOOPER CITY						
SEWER FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Prior Year	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
Employees						
20-46-6610	Salaries and Wages - Sewer	161,709	114,221	142,000	198,500	189,000
	Benefits	62,549	45,491	60,000	116,400	127,800
	Total Employees	224,258	159,747	202,000	314,900	316,800
	Total Operating Expenses	1,701,629	1,474,833	1,911,700	1,965,254	1,903,443
Debt Service						
20-49-1000	Loan Payment	525,000	435,000	530,000	530,000	535,000
	Total Debt Service	525,000	435,000	530,000	530,000	535,000
Capital Projects						
20-47-2000	Capital Projects	-	-	407,460	407,460	810,080
	Total Capital Projects	-	-	407,460	407,460	810,080
	Total Expenses	2,226,629	1,909,833	2,849,160	2,902,714	3,248,523

Sewer Long Term Capital		done							
		FY 26	FY 27	FY 28	FY 29	FY 30	FY 31		
Description	Amount	CY Projects	Year 1	Year 2	Year 3	Year 4	Year 5	Notes	
Redundant Pump (Hooper Landing- Lakeview)	48,700.00	48,700.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	2 pumps- Proposing to just include one every years	
Vacuum Pump Exchange (3 of 9)	52,500.00	52,500.00	52,500.00	52,500.00	17,500.00	17,500.00	17,500.00	123, next 3 years then we can back off to 1 a year	
Control Panal Upgrades (LV, HL, F)	218,000.00		143,880.00	74,120.00	20,000.00	20,000.00	20,000.00	5 years 1/3 next	
Vac Sewer Swing Arm Valve Replacement (3 of 9)	7,700.00	-	7,700.00	7,700.00	2,566.67	2,566.67	2,567.00	123, next 3 years then we can back off to 1 a year	
Biofilters	75,000.00		25,000.00	25,000.00	25,000.00			3- 1 each year	
EVR Circulation Fan- Town (3 to replace)	45,000.00		15,000.00	15,000.00	15,000.00				
Wet Well Fan for Low (3 to replace)	45,000.00		15,000.00	15,000.00	15,000.00				
Plug Valve Replacement	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	then we could go every other year	
Vac Station VFD Replacement	15,200.00	15,200.00	15,200.00	15,200.00	15,200.00	15,200.00	15,200.00	1 a year	
Allen Bradley PLC Replacement Upgrade	150,000.00	75,000.00	75,000.00					Original- 10 year rotation	
Power Transfer Switch for Emergency Generator	75,000.00		25,000.00	50,000.00					
Other major upgrade	150,000.00					75,000.00	75,000.00		
Vac Station Control Room Temperature Control Module (AC)	180,000.00		180,000.00			10,260.00		every 5 years	
Force Main along West Haven	1,000,000.00		-						
Manhole(s) Bypass at North Vac Station (Deteriorated)	200,000.00	130,000.00	200,000.00		200,000.00		200,000.00		
Total		327,200.00	810,080.00	310,320.00	366,066.67	196,326.67	386,067.00		
Small Sewer Lateral Camera	4,200.00			4,200.00					
Van Truck Equipped with all emergency Sewer Parts & Supplies	65,475.00			65,475.00					
Vacuum Trailer	131,015.00					131,015.00			
Total		327,200.00	810,080.00	379,995.00	366,066.67	327,341.67	386,067.00		

HOOPER CITY						
GARBAGE FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
Account Number	Account Title	FY 25	March	FY 26	FY 26	FY 27
		Pri Year	FY 26	FY 26	FY 26	FY 27
		Actual	Cur YTD	Estimate	Budget	Requested
		Actual	Actual	Estimate	Budget	Budget
Charges for Services						
22-35-4100	Garbage Charges	607,455	532,039	710,000	701,826	734,940
22-35-4300	Recycling Charges	119,199	107,545	145,000	149,226	146,280
	CC Processing Fee					13,218
	Total Charges for Services	726,654	639,584	855,000	851,052	894,438
22-36-1000	Interest	3,061	7,333	9,500	3,000	8,000
Total Income		729,715	646,917	864,500	854,052	902,438
		FY 27 Fee changes				
			FY 26	FY 27		
		Recycling	9.50	10.00		
		Garbage	15.50	16.00		
		Additional Can	10.50	11.00		

HOOPER CITY						
GARBAGE FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
Account Number	Account Title	FY 25	March	FY 26	FY 26	FY 27
		Pri Year	FY 26	FY 26	FY 26	FY 27
		Actual	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
Operating Expenses						
22-45-1000	Garbage Contract Fee	360,644	163,935	450,000	450,000	472,500
22-46-1005	Bad Debt	2,551	-	-	-	
22-45-1300	Recycle Contract Fee	107,293	70,372	120,000	120,000	126,000
22-45-5025	Merchant Fees	8,492	7,494	10,000	8,000	10,000
22-45-5500	Tipping Fee	221,411	189,679	241,000	241,080	253,134
22-45-6560	Supplies/Postage	11,277	10,201	13,500	15,772	14,500
	Total Operating Expenses	711,668	441,681	834,500	834,852	876,134
Employees						
22-45-6610	Salaries and Wages	421	9,480	13,000	11,900	13,300
	Benefits		6,755	9,000	6,600	12,800
	Total Employees	421	16,242	22,000	18,500	26,100
Total Expenses		712,089	457,923	856,500	853,352	902,234
Net Increase (Decrease) fund balance		17,626	188,994	8,000	700	204

HOOPER CITY						
STORM WATER FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
Account Number	Account Title	FY 25	March	FY 26	FY 26	FY 27
		Pri Year	FY 26	FY 26	FY 26	FY 27
		Actual	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
23-33-4100	Storm Water Charges	174,195	157,380	210,000	203,760	276,576
	ARPA	-		-	-	165,381
23-36-4120	Grants	165,381		-		
	Credit Card Processing Fee					4,149
23-36-1000	Interest	21,947	24,702	38,460	10,000	32,500
Total Income		361,523	182,082	248,460	213,760	478,606
	TNT Check List				FY 27 Fee changes from \$6 to \$8	

HOOPER CITY						
STORM WATER FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
Account Number	Account Title	FY 25	March	FY 26	FY 26	FY 27
		Pri Year	FY 26	FY 26	FY 26	FY 27
		Actual	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
Operating						
23-44-1000	Storm Water Expense	96,913	39,374	50,000	25,000	40,000
20-46-1005	Bad Debt	640	-	-	-	-
23-44-5025	Merchant Fees	2,037	1,840	3,000	2,000	2,000
23-44-5060	Impact Fee Study	-	-	120,000	120,000	-
23-44-5000	Engineering Fees	-	47,979	50,000	30,000	80,000
23-44-5500	Sweeping	-	-	-	10,000	10,000
	Storm Drain Pumps	-	-	-	-	1,000
23-44-5600	Storm Drain Maint	-	-	1,000	7,000	7,000
23-44-5700	Storm Water Maint	-	156	1,000	-	-
	Total Operating	99,589	89,349	225,000	194,000	140,000
Employees						
23-46-6610	Salaries and Wages	12,514	27,567	40,000	46,000	48,800
23-46-5600	Training Employees	-	252	-	-	-
	Benefits	1,919	13,678	18,250	27,400	33,600
	Total Employees	14,433	41,510	76,500	73,400	82,400
Total Operating Expenses		114,023	130,858	301,500	267,400	222,400

HOOPER CITY						
CAPITAL PROJECTS FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Pri Year	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
Impact Fees						
30-32-1100	Impact Fee: Parks	40,161	26,774	35,000	50,000	35,000
	Total Impact Fees	40,161	26,774	35,000	50,000	35,000
Other Income						
30-32-1400	Ramp Grants (Yearly)	227,355	190,718	190,718	269,618	176,430
30-32-1710	5500 W -3300 to 4000 S	1,987,070	-	-	-	-
30-32-1713	5500 W -5500 S to DavisProject		-	-	2,609,000	-
30-36-1000	Interest	112,910	129,083	32,000	50,000	90,000
	Total Other Income	2,327,335	319,801	222,718	2,928,618	266,430
Transfers						
30-38-8000	Appropriation of Fund Balance	11,460		-	-	-
30-39-1010	Transfer In - General Fund	935,143	322,108	429,478	429,478	225,000
	Total Transfers	946,603	322,108	429,478	429,478	225,000
	Total Income	3,314,099	668,683	687,196	3,408,096	526,430

HOOPER CITY						
CAPITAL PROJECTS FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
Account Number	Account Title	Pri Year	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
Expenses						
30-44-2000	Parks and Trails	1,302	73,917	20,000	336,387	-
30-44-2040	Capital Expenditures	125,658	-	-	-	223,900
	Parks Equipment	-	-	-	-	27,500
	PW Equipment	-	-	-	-	30,000
30-44-2300	Cemetery Improvement Project	-	24,396	-	10,000	25,000
30-44-2310	Shed Project	-	-	-	-	48,000
30-44-2335	5500 W Project	2,390,657	(279)	16,522	-	120,000
30-44-2336	5100 Project- 3300 to 4000 S	-	-	-	340,000	-
30-44-2337	5500 W - 5500 S to Davis	-	23,209	50,000	3,109,000	-
30-44-3040	City Hall Renovation	-	(439)	1,000	10,000	-
30-44-3050	Smith's Development Expenses	13,260			-	-
	Total Expenses	2,530,877	120,805	87,522	3,805,387	474,400
Transfers						
30-48-8000	Increase in Fund Balance	-	-	-	-	-
30-49-1100	Transfer Out - General Fund	-	-	-	-	-
	Total Transfers	-	-	-	-	-
Total Expenses		2,530,877	120,805	87,522	3,805,387	474,400

HOOPER CITY						
CAPITAL PROJECTS FUND						
FOR THE YEAR ENDING JUNE 30, 2027						
		FY 25	March	FY 26	FY 26	FY 27
		Pri Year	FY 26	FY 26	FY 26	FY 27
Account Number	Account Title	Actual	Cur YTD	Cur Year	Cur Year	Requested
		Actual	Actual	Estimate	Budget	Budget
Total Income		3,314,099	668,683	687,196	3,408,096	526,430
Total Expenses		2,530,877	120,805	87,522	3,805,387	474,400
Increase (Decrease) Fund Balance		783,222	547,879	599,674	(397,291)	52,030

Capital Projects Long Term Plan											
			FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	Income		
Dept	Description	Amount	CY Projects	Year 1	Year 2	Year 3	Year 4	Year 5	Linked	Net effect	Notes
Parks	Zero Turn Mower	18,769	18,769		18,769		18,769				
Parks	Truck	65,000			65,500		65,500				
Parks	2nd Mowing Crew	2,500			2,500						
Parks	Diamond C Gooseneck Tilt Deck	27,411		27,411							
Parks	Fencing & Gates at the Old Park	8,000				8,000					
Parks	Power Upgrade	14,000	14,000						11,000	3,000	
Parks	Bleachers	223,900	223,900	223,900					198,900	25,000	120,000 Grant & 78,900 Park Impact Fees
Parks	ADA Sidewalk Funding			30,000					30,000		
Parks	Baseball Lights Funding			42,344					26,430		
General	Pickleball Sprinklers	15,000	15,000	15,000					15,000	-	
General	Pickleball Parking lot	64,718	64,718						59,718	5,000	going to be closer to 51000 mo
PW	Material Bins for PW Yard	46,798				46,798					
PW	Addition to Metal Bldg for Parts & Trackhoe (no floor)	48,000		48,000							
PW	Fencing and Gates for Yard	15,720	15,720								
PW	Plow Truck Bed			30,000							
Cem	Sprinkler System	10,000	10,000								
Cem	Fee for Irrigation line			89,000							
	Total		362,107	505,655	86,769	54,798	84,269		341,048		
		Income	341,048								
		Net Effect	(21,059)								

			FY 26	FY 27	FY 28	FY 29	FY 30		Income		
Dept	Description	Amount	Year 1	Year 2	Year 3	Year 4	Year 5		Linked	Net effect	Notes
Class C	5100 Project- 3300 to 4000 S/Haven Bay	340,000	340,000	340,000							Committed- Postponed to FY 27
Class C	5500 W - 5500 S to Davis	500,000	3,109,000						2,609,000	500,000	Committed
Class C	5500 W- North end 4200	150,000									Needs paid in FY 25
Class C	5500 S 5100 S on 5500 W				200,000				-		2 M funding
	Total	Expenses	3,449,000						2,609,000	500,000	
		Income	2,609,000								
		Net Effect	(840,000)								
Class C	Roads to fall in										
Class C	Parker subdivision										
	Crackseal - Roads	65,000	65,000	68,250	71,663	75,246	79,008				5% Inflation a year
	Surface Maintenance - Roads	316,800	316,800	332,640	349,272	366,736	385,072				
	Reclamation/Overlay - Roads	1,100,000	1,100,000	1,155,000	1,212,750	1,273,388	1,337,057				
	Pot Holes/Patching - Roads	16,500	16,500	17,325	18,191	19,101	20,056				
	Striping/Signage/Posts - Roads	20,000	20,000	21,000	22,050	23,153	24,310				
	Snow Removal/Salt/Blades-Roads	23,500	23,500	24,675	25,909	27,204	28,564				
	Engineering	10,000	10,000	10,500	11,025	11,576	12,155				
	Vehicles/Equip Maintenance	10,000	10,000	10,500	11,025	11,576	12,155				
	Total		10,228,800	1,979,890	1,921,885	1,807,979	1,898,378				



City Council
Staff Memo
May 7, 2026

Oversized Structures and Secondary Dwellings

Background

The intent of this ordinance amendment is to reduce the number of Oversized Structures that require Conditional Use Permits from the Planning Commission. Upcoming state law will also require updates reflected in this proposal to make Detached accessory dwelling units principally permitted. Lastly, the Planning Commission discussed updates to the city ordinance regarding Detached and Internal accessory dwelling units.

Intended Improvement

The Planning Commission reviews a lot of Conditional Use Permits (CUP) for Oversized Structures. A strong precedent has been set for approval with limited or no conditions. By increasing the “allowed use” square footage of accessory structures there will be less CUP requests creating more time for other items on the Planning Commission agenda. Additionally, the change will increase citizen autonomy by reducing oversight and fees.

State law updates require Detached accessory dwelling units to be principally permitted in most instances as not in, “10-21-304 (Effective 10/01/26). Detached accessory dwelling units. (1)(a) A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel”.

One of the City’s Moderate Income Housing Plan (MIHP) initiatives is to:

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

The changes proposed to Detached and Internal accessory dwelling units will help achieve this MIHP strategy.

Proposed Changes

- Changes terminology from Dwellings, Secondary Attached/Detached to Internal/Detached Accessory Dwelling Unit (IADU/DADU)
- Increases the “allowed use” square footage of accessory structures in R1, R.75, and R2 zone
- Makes DADU Principal Permitted in all zones except ROS, HDR, PUD (No CUP).
- Requires a Secondary Dwelling Permit for all IADU and DADU.
- Increase parking requirements for Primary Dwelling and DADU.



- Requires parking surface of concrete or asphalt for required spaces.
- Allows one (1) DADU and (1) IADU for each Principal Dwelling
- Allows DADU to extend to the center of the primary dwelling
- Allows IADU to connect to the back, side, or front of home (Originally Intended)
- Increases the allowed “living space” for DADU.
- Updates the fine to be daily and align with the Consolidated Fee Schedule
- Adds 30-day minimum rental stipulation

Additional Considerations

- Allow DADU to middle of primary or to build line?
- Could prohibit DADUs on lots under 11,000 sqft.

Staff Recommendation

Staff recommendations are that the City Council review and discuss the proposed draft and consider the possible interpretations and implications of the changes for the city. Review the “Additional Considerations” list to determine if more detail is required. After reviewing City Council should provide feedback and recommend appropriate alterations to the draft. If no changes are needed, the staff recommends that the City Council approve the proposed ordinance amendments.

Approval: City Council motion approving the proposed changes to ordinances 10-2B-4, 10-1A-1, and 10-2B-6 modifying allowed use of accessory structures and Detached/Internal accessory dwelling units.

Approval with Conditions: City Council motion approving the proposed changes to ordinances 10-2B-4, 10-1A-1, and 10-2B-6 modifying allowed use of accessory structures and Detached/Internal accessory dwelling units.

(insert conditions or amendments)

Table: City Council motion recommending to table the proposed changes to ordinances 10-2B-4, 10-1A-1, and 10-2B-6 modifying allowed use of accessory structures and Detached/Internal accessory dwelling units until additional information or modifications are provided:

(insert additional information or modifications)

Deny: City Council motion recommending denial of the proposed changes to ordinances 10-2B-4, 10-1A-1, and



10-2B-6 modifying allowed use of accessory structures and structures and Detached/Internal accessory dwelling units.

Existing City Ordinance

10-2B-4 Allowed Uses

Table 10-2B-2: Allowed Use in Residential Zones

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	R1	R.75	R2	R3	R4	ROS	HDR	PUD
Accessory structure, ≤ 200 square feet	A	A	A	A	A	A	-	A
Accessory structure, ≤1200 square feet	A	A	A	A	A	A	-	-
Accessory structure 1201 to 1600 square feet	A	A	A	C	C	C	-	-
Accessory structure 1601 to 1800 square feet	A	A	C	C	C	C	-	-
Accessory structure 1801 to 2000 square feet	A	C	C	C	C	C	-	-
Accessory structure > 2000 square feet	C	C	C	C	C	C	-	-

10-2B-4 Allowed Uses

Table 10-2B-2: Allowed Use in Residential Zones

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	R1	R.75	R2	R3	R4	ROS	HDR	PUD
Dwelling, secondary detached	C	C	C	C	C	C	-	-

10-4D-6 Required Number Of Off-Street Parking Spaces

Dwelling, secondary attached or detached	1 per dwelling
Dwelling, single family detached	1 per dwelling unit

10-1A-1 Definitions - Zoning And Subdivision



DWELLING, SECONDARY ATTACHED: A dwelling unit for one (1) family that shares a common wall or walls with the principal dwelling, has a separate outside entrance from the principal dwelling. The secondary unit may have separately metered (utilities). For the duration of time that either the primary residence or the attached accessory dwelling unit is being rented, the dwelling not being rented must be occupied by the owner of the property. Proof of occupancy must be provided to city annually. The city may also require proof of occupancy at any point in time. Any exception to the owner occupancy requirement must be approved by the Planning Commission. In the event of violation of this requirement, a fine may be issued and/or the property owner charged with a misdemeanor. All applicants applying for an ADU permit shall sign an agreement acknowledging and agreeing to this ordinance. If at some point in time the property is sold, the new owner will be required to sign an agreement with the city acknowledging and agreeing to this ordinance.

DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principal dwelling, is a minimum of 400 square feet and a maximum of 960 square feet of living area, exclusive garage, covered porch, or patio. The secondary unit may have separately metered (utilities), must contain a kitchen and bathroom facilities. The secondary unit must meet the minimum setback from property lines as identified for a dwelling. A single family detached ADU must not have any part of the unit extend beyond the furthest rear corner of the primary residential structure. For the duration of time that either the primary residence or the detached accessory dwelling unit is being rented, the dwelling not being rented must be occupied by the owner of the property. Proof of occupancy must be provided to the city annually. The city may also require proof of occupancy at any point in time. Any exception to the owner occupancy requirement must be approved by the Planning Commission. In the event of a violation of this requirement, a fine may be issued and/or the property owner charged with a misdemeanor. All applicants applying for an ADU permit shall sign an agreement acknowledging and agreeing to this ordinance. If at some point in time the property is sold, the new owner will be required to sign an agreement with the city acknowledging and agreeing to this ordinance.

10-2B-6 Accessory Structure Requirements In A Residential Zone

To facilitate the placement of accessory buildings and structures on a residential lot that already has a principal residential structure established, the following requirements are identified:

- A. A land use review or sketch review shall be obtained prior to the construction of any accessory building or structure for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks for the proposed accessory building and other information as needed shall be submitted for review.
- B. Agricultural use accessory structures require an Application for Building Permit Exemption and must meet the minimum requirements as defined by State law. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks for the proposed accessory building and other information as needed shall be submitted for review.
- C. Accessory buildings must be constructed in such a manner that snow, rain, debris, etc. from the roof does not infringe onto adjoining property.
- D. Accessory buildings and structures must be constructed to have a fire resistant rating to meet the adopted building code for Hooper City.
- E. Minimum yard requirements for all accessory buildings in residential zones are as follows:
 1. *Location:* Accessory buildings may not be located between a street and the front building line of



a main building.

2. *Side Yard Accessory Building, Interior Lot:* An accessory building or structure may be located in the side yard of an interior lot but not within the required minimum main building side yard and not within ten feet (10') of the dwelling or main building measured from the drip edge of the building or structure. The distance between an accessory building and a dwelling on an adjacent property may not be less than is allowed between dwellings or main buildings.
 3. *Side Yard Accessory Building, Corner Lot:* An accessory building or structure may be located in the side yard between a street and the side of the dwelling or main building on a corner lot but not within the required minimum main building side yard and no closer than ten feet (10') from the dwelling or main building measured from the drip edge of the building or structure.
 4. *Rear Yard Accessory Building:* An accessory building may be located in a rear yard no closer than ten feet (10') from a dwelling or main building, and no closer than five feet (5') from the side or rear property line or boundary and cannot be built on a public easement
- F. *Height Consideration:* No detached accessory structure, located in an R-1 or R-2 zone, shall have a height of more than twenty-five feet (25') measured from the lowest adjacent grade to highest point of the structure. No detached accessory structure in any zone, other than R-1 or R-2, shall have a height of more than eighteen feet (18') measured from the lowest adjacent grade to the highest point of the structure. Accessory structures over these requirements require a conditional use permit and a building permit. Exception- Maximum height for an Agricultural Building is thirty-five (35) feet.
- G. Buildings used for the housing or shelter of animals shall be located a minimum distance of fifty feet (50') from any existing dwelling owned by another person or neighborhood street right of way line and, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right of way line.
- H. A structure that is used as an accessory dwelling unit for a single family and may or may not be attached to the principal dwelling unit property. It must meet all setbacks and side yard requirements. No part of the accessory dwelling unit may extend beyond the furthest rear corner of the primary residential structure. The detached accessory dwelling unit should not exceed twenty five (25) feet in height and but be at least 400 square feet of living area and cannot exceed 960 square feet of living area, exclusive of garage, covered porch, or patio. The aesthetics and design of the accessory dwelling unit should be consistent and complimentary to the principal dwelling unit. The property owner must occupy one of the units as their primary residence.



Updated City Ordinance

10-2B-4 Allowed Uses

Table 10-2B-2: Allowed Use in Residential Zones

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	R1	R.75	R2	R3	R4	ROS	HDR	PUD
Accessory structure, ≤ 200 square feet	A	A	A	A	A	A	-	A
Accessory structure, ≤1200 square feet	A	A	A	A	A	A	-	-
Accessory structure 1201 to 2500 square feet	A	A	A	C	C	C	-	-
Accessory structure 2501 to 3000 square feet	A	A	C	C	C	C	-	-
Accessory structure 3001 to 5000 square feet	A	C	C	C	C	C	-	-
Accessory structure > 5000 square feet	C	C	C	C	C	C	-	-

10-2B-4 Allowed Uses

Table 10-2B-2: Allowed Use in Residential Zones

P=principal permitted; A=accessory; C=conditional; (-)=prohibited

Allowed Use	R1	R.75	R2	R3	R4	ROS	HDR	PUD
Detached accessory dwelling unit	P	P	P	P	P	P	-	-

10-4D-6 Required Number of Off-Street Parking Spaces

Table 10-4D-2. Required Parking Space by Use

Internal accessory dwelling unit	1 per dwelling
Detached accessory dwelling unit	2 per dwelling
Dwelling, Single Family Detached	2 per dwelling unit



10-1A-1 Definitions – Zoning And Subdivision

INTERNAL ACCESSORY DWELLING UNIT: A dwelling unit built on foundation for one (1) family that shares a common wall or walls with the principal dwelling and has a separate outside entrance from the principal dwelling.

DETACHED ACCESSORY DWELLING UNIT: A dwelling unit built on foundation for one (1) family that shares a lot or parcel with the principal dwelling.

10-2B-6 Accessory Structure Requirements In A Residential Zone

H. Additional Regulations for Detached and Attached Secondary Dwellings.

1. Each principal Dwelling can qualify for one (1) Detached accessory dwelling unit.
2. Each principal Dwelling can qualify for one (1) Internal accessory dwelling unit.
3. The Accessory Dwelling may have separately metered (utilities).
4. The Accessory Dwelling must contain kitchen and bathroom facilities.
5. The Accessory Dwelling shall provide adequate off-street parking space with concrete or asphalt surface.
6. All Accessory Dwellings shall meet all setbacks and side yard requirements for a Dwelling, Single Family Detached
7. Internal Accessory Dwelling Units are considered part of the principal structure and shall meet the principal structure's minimum setback and height limits.
8. No part of a Detached Accessory Dwelling Unit may extend beyond the center of the primary residential structure.
9. A Detached Accessory Dwelling Units' living area, exclusive garage, covered porch or patio, must be a minimum of 400 square feet and a maximum of 1,260 square feet.
10. The aesthetics and design of the Accessory Dwelling until should be consistent and complimentary to the principal dwelling unit.
 - a. Single-family residences with an Internal Accessory Dwelling Unit shall retain the appearance of a single-family home. The addition shall appear as an extension of the existing single-family home's living space with similar building materials, colors and architectural character making it appear as part of the original dwelling.
 - b. Detached Accessory Dwelling Unit aesthetics and design shall be consistent and complimentary to the principal dwelling unit.



11. An Accessory Dwelling Permit is required for all Internal or Detached Accessory Dwellings and shall receive a building permit prior to construction and/or occupancy.
12. The property owner must occupy one of the Dwelling units as their primary residence.
 - a. For the duration of time that either the primary residence or the accessory dwelling unit is being rented, the dwelling not being rented must be occupied by the owner of the property. Proof of occupancy must be provided to the city annually. The city may also require proof of occupancy at any point in time. Any exception to the owner occupancy requirement must be approved by the Planning Commission. In the event of a violation of this requirement a fine may be issued as established in the Hooper City Consolidated Fee Schedule.
13. All applicants applying for an Accessory Dwelling Permit shall sign an agreement acknowledging and agreeing to this ordinance. If at some point in time the property is sold, the new owner will be required to sign an agreement with the city acknowledging and agreeing to this ordinance
14. The Accessory Dwelling shall be rented for 30 consecutive days or longer by the same occupant.
15. Interior access between the main living area and an Internal Accessory Dwelling Unit must be maintained unless sufficient means of egress have been determined during an inspection by the building official.
16. The primary dwelling and the Accessory Dwelling Unit must share the same address number. Addresses must be visible from the public or private street.
17. Mobile homes, Recreational Vehicles and shipping containers shall not be considered as a Accessory Dwelling.
18. Accessory Dwellings shall not be sold separately or subdivided from the Principal Dwelling unit or lot unless compliant with subdivision regulations.