Moratorium Discussion

1. County has a general plan which encourages development to take place in a municipal boundary where possible. We encourage land owners to annex whenever possible.
2. Lots of pressure to develop northwest quarter of county. We have a 40 lot subdivision that wants to develop in the Hooper area. West Point City believes subdivisions of that size should develop in the city, I agree.
3. The current zoning in the Hooper area is 1 acre lots. There is also some 5 acre zoning way out west.
4. The county owns no utilities; water, sewer, storm drain
5. High ground water is a problem in the northwest part of the county.
6. Septic systems need nearly 1 acre to work properly.
7. There is no gravity sewer system in the Hooper area. There is no possibility of getting one unless there is a new sewer plant or a large pump station (which no one wants to maintain).
8. There is no storm drain system in Hooper.
9. Hooper water is a private culinary water provider. The system is old and woefully undersized. Fire flow issues are common. The county requires at least 750 gpm, most cities require at least 1,000 gpm for fire flow at hydrants. The Hooper area is lucky to get 550 gpm.
10. Issues to consider:
    - Does Davis County want to assess impact fees and install utilities that make development easier in the northwest quadrant?
    - Should the County encourage annexation to West Point by limiting the number of lots that can be developed?
    - What would that limit look like? 1 – 4 lots on 1 – 5 acre parcels.
    - Initial thought to allow single lot subdivisions on 1 acre parcels, allow 1 lot per year on lots that have not been divided in the last 3 years.
    - The health dept. would like to do a study to determine impact of septic systems.