

**HOOPER CITY INC.**

5580 W. 4600 S.  
Hooper City, UT 84315

**APPLICATION TO AMEND THE  
HOOPER CITY**

**ZONING MAP**

Petition #

Parcel # SEE ATTACHED PLAT MAP

Date Submitted

8/22/19

Address of Site

SEE ATTACHED PLAT MAP

Applicant's Name

JOSEPH W. CROSS

Phone #

801 511 5511

Cell Phone #

801 511 5511

Fax #

Address

5580 W. 4600 S. Hooper City, UT 84315

E-mail

[REDACTED]

**FEE SCHEDULE** Total Fee \$250.00 plus \$5.00 per acre. (Break down of fees: The \$250.00 plus \$5 per acre is the city fee and \$50.00 is the cost for publishing the notice in the Standard Examiner)

**NOTE:** The applicant must submit a plat map from the County Recorder's Office which accurately delineates the property being considered and a legal description (see requirements listed on next page)

Present Zoning of Property R-1 Proposed Zoning of Property C-1 Acreage of Property 3.00

Proposed use of Property if Property is re-zoned (explain in detail) Buyer intends to develop a building used for retail sales including food service, Tent supplies sale, & Solar unit sales & some fire works sales.

Reason why Re-zone is requested Buyer of property intends to develop a building that does not conform to the current Agricultural Use

Will the proposed re-zoning conform to the City Master Plan? ☒ Yes ☐ No (Explain and Attach)

Joseph W. Cross  
Signature of Applicant

[Signature]  
Signature of Property Owner

# SODERBY LLC

2951 N. FAIRFIELD ROAD  
LAYTON, UTAH 84041  
801-771-3881/FAX 801-771-4325  
soderbyllc@outlook.com

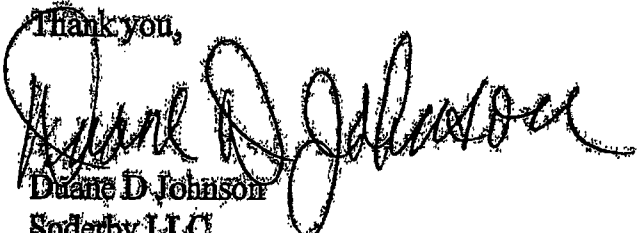
September 18, 2019

Hooper City Council

To whom it may concern,

Soderby LLC hereby authorizes Joe Cross and Theron Watson to proceed with the rezone, subdivision and site plan approval on our Hooper property located approximately on S500 W. & S500 S.

Thank you,

  
Duane D. Johnson  
Soderby LLC



**Cross Engineering Services, LLC**

**Blue Sky Solar –**

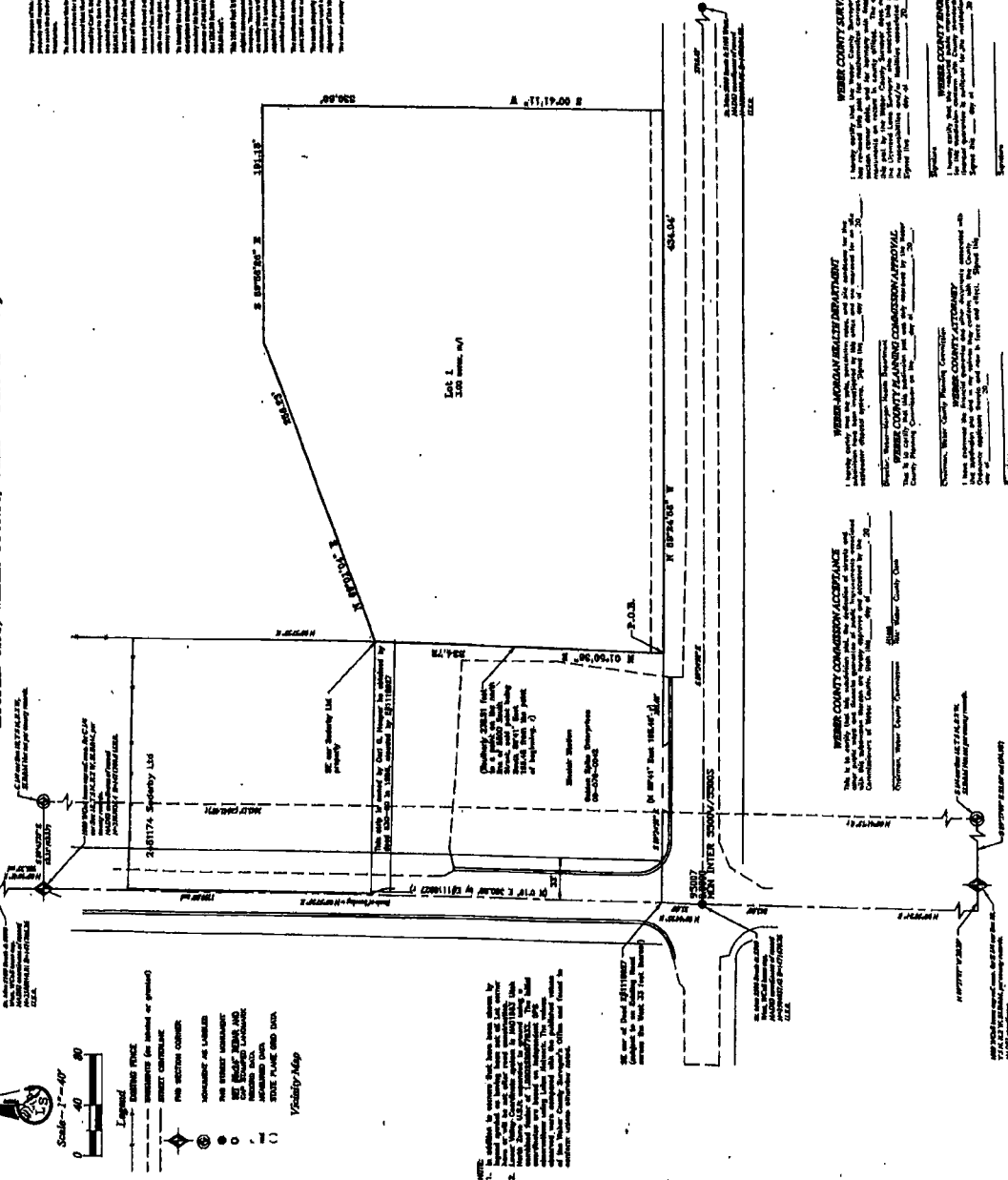
**REZONE QUESTIONS**

- 1. Why should the present zoning be changed to allow this proposal?**
  - a. The current land use is agricultural. This parcel has been farmed for many years, a new property owner is splitting 3 acres off the larger piece owned by Soderby Limited to produce a retail and materials supply storage establishment. We understand from our discussions with City staff that the community would support the addition of commercial development to the local area.
- 2. How is the proposed change in harmony with the City Master Plan for this area?**
  - a. The Master Plan anticipates this area to be developed for commercial use. The retail/supply storage area proposed is consistent with this anticipation.
- 3. If it is not, what conditions or circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?**
  - a. This development is in harmony with the Master Plan for this area.
- 4. How is the change in the public interest as well as the applicants desire?**
  - a. We understand that the community is open to some additional commercial development along 5500 South. This development will provide eating and shopping establishments within city limits.



**BLUE SKY SOLAR SOLUTIONS**

14 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE COUNTY, UTAH - Date of Survey: June 2019

[illegible][illegible]

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Address: _____<br>City: _____ State: _____ Zip: _____                                                                            |  | Name: _____<br>Address: _____<br>City: _____ State: _____ Zip: _____                                              |  |
| <b>APPROXIMATE Salary Estimated</b><br>\$24,000 - \$30,000<br>\$30,000 - \$35,000<br>\$35,000 - \$40,000<br>\$40,000 - \$45,000<br>\$45,000 - \$50,000<br>\$50,000 - \$55,000<br>\$55,000 - \$60,000<br>\$60,000 - \$65,000<br>\$65,000 - \$70,000<br>\$70,000 - \$75,000<br>\$75,000 - \$80,000<br>\$80,000 - \$85,000<br>\$85,000 - \$90,000<br>\$90,000 - \$95,000<br>\$95,000 - \$100,000<br>\$100,000 - \$105,000<br>\$105,000 - \$110,000<br>\$110,000 - \$115,000<br>\$115,000 - \$120,000<br>\$120,000 - \$125,000<br>\$125,000 - \$130,000<br>\$130,000 - \$135,000<br>\$135,000 - \$140,000<br>\$140,000 - \$145,000<br>\$145,000 - \$150,000<br>\$150,000 - \$155,000<br>\$155,000 - \$160,000<br>\$160,000 - \$165,000<br>\$165,000 - \$170,000<br>\$170,000 - \$175,000<br>\$175,000 - \$180,000<br>\$180,000 - \$185,000<br>\$185,000 - \$190,000<br>\$190,000 - \$195,000<br>\$195,000 - \$200,000<br>\$200,000 - \$205,000<br>\$205,000 - \$210,000<br>\$210,000 - \$215,000<br>\$215,000 - \$220,000<br>\$220,000 - \$225,000<br>\$225,000 - \$230,000<br>\$230,000 - \$235,000<br>\$235,000 - \$240,000<br>\$240,000 - \$245,000<br>\$245,000 - \$250,000<br>\$250,000 - \$255,000<br>\$255,000 - \$260,000<br>\$260,000 - \$265,000<br>\$265,000 - \$270,000<br>\$270,000 - \$275,000<br>\$275,000 - \$280,000<br>\$280,000 - \$285,000<br>\$285,000 - \$290,000<br>\$290,000 - \$295,000<br>\$295,000 - \$300,000<br>\$300,000 - \$305,000<br>\$305,000 - \$310,000<br>\$310,000 - \$315,000<br>\$315,000 - \$320,000<br>\$320,000 - \$325,000<br>\$325,000 - \$330,000<br>\$330,000 - \$335,000<br>\$335,000 - \$340,000<br>\$340,000 - \$345,000<br>\$345,000 - \$350,000<br>\$350,000 - \$355,000<br>\$355,000 - \$360,000<br>\$360,000 - \$365,000<br>\$365,000 - \$370,000<br>\$370,000 - \$375,000<br>\$375,000 - \$380,000<br>\$380,000 - \$385,000<br>\$385,000 - \$390,000<br>\$390,000 - \$395,000<br>\$395,000 - \$400,000<br>\$400,000 - \$405,000<br>\$405,000 - \$410,000<br>\$410,000 - \$415,000<br>\$415,000 - \$420,000<br>\$420,000 - \$425,000<br>\$425,000 - \$430,000<br>\$430,000 - \$435,000<br>\$435,000 - \$440,000<br>\$440,000 - \$445,000<br>\$445,000 - \$450,000<br>\$450,000 - \$455,000<br>\$455,000 - \$460,000<br>\$460,000 - \$465,000<br>\$465,000 - \$470,000<br>\$470,000 - \$475,000<br>\$475,000 - \$480,000<br>\$480,000 - \$485,000<br>\$485,000 - \$490,000<br>\$490,000 - \$495,000<br>\$495,000 - \$500,000<br>\$500,000 - \$505,000<br>\$505,000 - \$510,000<br>\$510,000 - \$515,000<br>\$515,000 - \$520,000<br>\$520,000 - \$525,000<br>\$525,000 - \$530,000<br>\$530,000 - \$535,000<br>\$535,000 - \$540,000<br>\$540,000 - \$545,000<br>\$545,000 - \$550,000<br>\$550,000 - \$555,000<br>\$555,000 - \$560,000<br>\$560,000 - \$565,000<br>\$565,000 - \$570,000<br>\$570,000 - \$575,000<br>\$575,000 - \$580,000<br>\$580,000 - \$585,000<br>\$585,000 - \$590,000<br>\$590,000 - \$595,000<br>\$595,000 - \$600,000<br>\$600,000 - \$605,000<br>\$605,000 - \$610,000<br>\$610,000 - \$615,000<br>\$615,000 - \$620,000<br>\$620,000 - \$625,000<br>\$625,000 - \$630,000<br>\$630,000 - \$635,000<br>\$635,000 - \$640,000<br>\$640,000 - \$645,000<br>\$645,000 - \$650,000<br>\$650,000 - \$655,000<br>\$655,000 - \$660,000<br>\$660,000 - \$665,000<br>\$665,000 - \$670,000<br>\$670,000 - \$675,000<br>\$675,000 - \$680,000<br>\$680,000 - \$685,000<br>\$685,000 - \$690,000<br>\$690,000 - \$695,000<br>\$695,000 - \$700,000<br>\$700,000 - \$705,000<br>\$705,000 - \$710,000<br>\$710,000 - \$715,000<br>\$715,000 - \$720,000<br>\$720,000 - \$725,000<br>\$725,000 - \$730,000<br>\$730,000 - \$735,000<br>\$735,000 - \$740,000<br>\$740,000 - \$745,000<br>\$745,000 - \$750,000<br>\$750,000 - \$755,000<br>\$755,000 - \$760,000<br>\$760,000 - \$765,000<br>\$765,000 - \$770,000<br>\$770,000 - \$775,000<br>\$775,000 - \$780,000<br>\$780,000 - \$785,000<br>\$785,000 - \$790,000<br>\$790,000 - \$795,000<br>\$795,000 - \$800,000<br>\$800,000 - \$805,000<br>\$805,000 - \$810,000<br>\$810,000 - \$815,000<br>\$815,000 - \$820,000<br>\$820,000 - \$825,000<br>\$825,000 - \$830,000<br>\$830,000 - \$835,000<br>\$835,000 - \$840,000<br>\$840,000 - \$845,000<br>\$845,000 - \$850,000<br>\$850,000 - \$855,000<br>\$855,000 - \$860,000<br>\$860,000 - \$865,000<br>\$865,000 - \$870,000<br>\$870,000 - \$875,000<br>\$875,000 - \$880,000<br>\$880,000 - \$885,000<br>\$885,000 - \$890,000<br>\$890,000 - \$895,000<br>\$895,000 - \$900,000<br>\$900,000 - \$905,000<br>\$905,000 - \$910,000<br>\$910,000 - \$915,000<br>\$915,000 - \$920,000<br>\$920,000 - \$925,000<br>\$925,000 - \$930,000<br>\$930,000 |                                                                                                                                  |  |                                                                                                                   |  |

**WEBER COUNTY SURVEYOR**

I hereby certify that the above County Surveyor's Office is duly organized and is in the possession of the necessary books and papers and that the same are being kept and preserved in accordance with the laws of this State.

Witness my hand and the seal of this County, at Big Water, Idaho, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
County Surveyor

**WEBER COUNTY ENGINEER**

I hereby certify that the above County Engineer's Office is duly organized and is in the possession of the necessary books and papers and that the same are being kept and preserved in accordance with the laws of this State.

Witness my hand and the seal of this County, at Big Water, Idaho, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
County Engineer

[illegible][illegible]



ENGINEERS • SURVEYORS • PLANNERS

**J-U-B ENGINEERS, INC.**  
Engineers • Surveyors • Planners

466 North 900 West  
Kaysville, Utah 84037  
801/547-0393  
Fax: 801/547-0397

# Memo

To: Mike Fisher, Hooper City Community Development  
From: Tracy Allen, P.E. *TA*  
CC: Joe Cross, Mayor Green, Jared Hancock  
Date: September 20, 2019  
Re: Blue Sky Solar Subdivision Plat and Site Plan - J-U-B Project No. 5519007-010

The City staff has completed its first review of the Blue Sky Solar Subdivision Plat. The purpose of this subdivision is to create a one-lot subdivision on 3.0 acres in the City's C1 neighborhood commercial zone. The subdivision is located at approximately 5450 West on 5900 South. This review addresses the plat only. The site plan will be reviewed at a later date. Comments from our review are provided below.

1. The current plat boundary closes and the boundary description matches.
2. Please label the lot corners as either "set" or "found".
3. Please add a label to the PUE in Lot 1.
4. Please dimension the right-of-way half-widths for 5500 South (SR-97) on the plat. Has UDOT indicated a desire for additional right-of-way in this location?
5. Please include the following notes on the plat:

Important Notices

*Many areas in Hooper have ground water problems due to a seasonally high (fluctuating) water table. There are also areas where soil conditions may warrant additional construction measures. Approval of this plat does not constitute representation by Hooper City that buildings at any specified elevation will solve ground water problems or that soils are suitable for construction. Solution of water or soil problems is the sole responsibility of the permit applicant and property owner.*

6. The Owners Dedication must refer to "Hooper City" in the text.

7. The following signature block are required on the plat:

Hooper City Mayor

Include a place below the Mayor's signature for the City Recorder to attest.

Hooper City Attorney

Hooper City Engineer

Include the following exact language below the City Engineer's signature on the final plat:

"I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office."

Hooper Water Improvement District

Hooper Irrigation Company

Each comment, question or correction on the City Community Development Department's memorandum must be responded to in writing, either on revised plans or in other type-written correspondence from the applicant, or both. Any Department comment not addressed in this manner will render the submittal incomplete and the application will not be included on the Planning Commission agenda. Please coordinate all responses with the Mike Fisher of the City staff.

5500 WEST

5500 SOUTH

BLUESKY SOLAR WAREHOUSE  
6500 SOUTH - HOOPER, UT

CROSS ENGINEERING SERVICES  
1944 N. Woodward Park Dr. #200  
Layton, Utah 84041  
Phone (801) 281-5294

CES

ORDINANCE # \_\_\_\_\_

**AN ORDINANCE OF HOOPER CITY, UTAH AMENDING THE CITY'S ZONING ORDINANCE; AND  
ESTABLISHING AN EFFECTIVE DATE**

**Section 1. Recitals**

**WHEREAS**, The City Council finds, that the City of HOOPER CITY (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

**WHEREAS**, the City Council finds that in conformance with the provisions of UCA § 10-3-717, the governing body of the city may exercise all administrative powers; and

**WHEREAS**, the City Council finds that in conformance with the provisions of UCA § 10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control, or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and

**WHEREAS**, the City Council finds that these amendments have been reviewed by the Planning Commission and certain recommendations have been made by them; and

**WHEREAS**, the City Council finds that the public health, welfare and safety are at issue in this matter;

NOW THEREFORE, BE IT ORDAINED by the City of HOOPER CITY as follows:

**Section 2. City's Zoning Ordinance Amended.**

The following definitions are to be added or amended to Hooper City Code Section 10-1A-1:

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, and is subordinate to the principal dwelling. The secondary unit must not be separately metered (utilities) but may have individual and separate heating, plumbing, and electrical systems and principle dwelling must be occupied by the property owner*

DWELLING,  
SECONDARY  
DETACHED

*A dwelling unit for one (1) family that shares a lot or parcel with the principle dwelling, is a maximum of 960 square feet in size, and is subordinate to the principle dwelling. The secondary unit ~~must not be separately metered (utilities) and the principle dwelling must be occupied by the property owner. Structure must meet the minimum setback from property lines as identified for a Dwelling, Single Family Detached.~~*

IMPERVIOUS SURFACE

*Any material, on a commercial or industrial property or within the minimum rear yard setback of a residential property that substantially reduces or prevents the infiltration of water. It includes surfaces such as compacted sand, shale, lime rock, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots, driveways, and other similar structures.*

The following amendments are to be made to 10-2B of the Hooper City Code:

CHAPTER 2

ZONE REGULATIONS

ARTICLE B. RESIDENTIAL ZONES

| SECTIONS:                                                          | PAGE |
|--------------------------------------------------------------------|------|
| 10-2B-1: PURPOSE                                                   | 2-6  |
| 10-2B-2: GENERAL REQUIREMENTS                                      | 2-7  |
| 10-2B-3: RESIDENTIAL OPEN SPACE (ROS) REQUIREMENTS                 | 2-7  |
| 10-2B-4: ALLOWED USES                                              | 2-11 |
| 10-2B-5: DIMENSIONAL STANDARDS                                     | 2-12 |
| 10-2B-6: ACCESSORY STRUCTURE REQUIREMENTS<br>IN A RESIDENTIAL ZONE | 2-14 |

10-2B-1: **PURPOSE:** The purpose of this Article is to implement the Hooper City General Plan. These zones are intended to provide appropriate density for residential development based on the availability of essential public services, the surrounding land uses, and the applicable General Plan designation. The purpose statements of the individual residential base zones are as follows:

A. LOW DENSITY RESIDENTIAL (R1) ZONE:

1. Provide opportunities for low density development of detached single family dwellings where the minimum lot size is 40,000 square feet.

B. MEDIUM DENSITY RESIDENTIAL (R2) ZONE:

1. Provide opportunities for medium density residential development of detached single family dwellings and the minimum lot size is 20,000 square feet.

C. HIGH DENSITY RESIDENTIAL (R3) ZONE:

1. Provide opportunities for higher density residential development where the predominant character of land use is detached single family dwellings and the minimum lot size is 13,000 square feet. A limited number of duplexes and/or twin homes are permitted in this zone as set forth in Section 10-2B-4(B).

D. HIGH DENSITY RESIDENTIAL (R4) ZONE:

1. Provide opportunities for higher density residential development where the predominant character of land use is detached single family dwellings and the minimum lot size is 10,000 square feet.
2. R4 Zones created by this subsection will be allowed only if the property, owned by one owner as of August 15, 2013, directly abuts/adjoins property zoned R4 as of August 15, 2013.
3. In order for an R4 Zone to be approved, the property must be in an area outlined in the Hooper City sewer master plan allowing access to the City's sewer system. No lots with septic tanks will be approved in an R4 Zone created after August 15, 2013.
4. A limited number of duplexes and/or twin homes are permitted in this zone as set forth in Section 10-2B-4(B).

E. RESIDENTIAL OPEN SPACE (ROS) ZONE:

1. Provide opportunities for clustered residential development, while preserving open space, where the predominant character of land use is detached single family dwellings. The base density is one (1) dwelling unit per acre. The density may be increased to a maximum density of one and one-half (1.5) dwelling units per acre, as set forth in Section 10-2B-3 of this Title.

F. HIGH DENSITY RESIDENTIAL (PATIO) ZONE:

1. Provide opportunities for higher density residential development where the predominant character of the land use is patio homes and limited numbers of attached single family, duplex and fourplexes. The High Density Residential (Patio) Zone has a base density of six (6) dwelling units per acre.

G. HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) ZONE:

1. Provide opportunities for a variety of dwelling units that allows imaginative concepts of neighborhoods and housing options and provides variety in the physical

development pattern of the City. The High Density Residential (PUD) Zone has a base density of six (6) dwelling units per acre.

**10-2B-2: GENERAL REQUIREMENTS:**

- A. All development shall be in accord with the regulations in Chapter 4 of this Title.
- B. Access shall comply with the regulations of Section 10-4A-3 of this Title.

**10-2B-3: RESIDENTIAL OPEN SPACE (ROS) ZONE REQUIREMENTS:**

- A. **AREA.** The ROS Zone shall be treated as an “overlay” zone and shall only be applied to residential zoned parcels or groups of parcels that are no smaller than fifteen (15) acres in area, and which are located in specified sensitive areas identified on the Official Zoning Map, attached to this ordinance. Sensitive areas are defined as parcels abutting the Hooper or Howard Sloughs or impacted by the 200-foot “no structure” setback along the sloughs defined later in this ordinance, or parcels abutting the proposed Legacy Highway Corridor.
- B. **DENSITY:** The ROS Zone has a base density of one (1) dwelling unit per acre, which may be developed either as 1) 40,000 square-foot minimum lots, or 2) smaller, clustered lots with the remaining land preserved as open space. However, the allowable density in the ROS Overlay Zone may be increased, if all structures in the development are clustered, based upon the following:
  - 1. A density bonus of 1/10 dwelling unit per acre shall be allowed for every three percent (3%) of the gross area contained within the development that is dedicated toward the preservation of open space, up to a maximum of one and one-half (1.5) dwelling units per acre.
  - 2. The City Council shall have the right to determine and approve an appropriate maximum density to be applied on all developments in the ROS Overlay Zone, according to the guidelines set forth in Table 10-2B-1 below. Considerations in determining the appropriate density include but shall not be limited to the following factors and conditions:
    - a. water sources and availability, and
    - b. infrastructure needs and the City’s ability to maintain new infrastructure, and
    - c. the City’s ability to maintain the open space areas within an ROS development should the Home Owner’s Association fail to meet the open space maintenance requirements, as shown in subsection E, below.

*Table 10-2B-1: ROS Zone Densities*

| Percentage of Open Space Provided |           |           |           |           |            |            |
|-----------------------------------|-----------|-----------|-----------|-----------|------------|------------|
|                                   | <u>0%</u> | <u>3%</u> | <u>6%</u> | <u>9%</u> | <u>12%</u> | <u>15%</u> |
| Maximum Units Per Acre            | 1         | 1.1       | 1.2       | 1.3       | 1.4        | 1.5        |
| Minimum # Acres of Open Space     | 0         | 2         | 2         | 2         | 2          | 2.25       |
| Minimum Development Acres         | 1*        | 66.7      | 33.3      | 22.2      | 16.7       | 15         |
| Max. # Lots on Minimum Acres      | 1         | 73.3      | 40        | 28.9      | 23.3       | 22.5       |
| Minimum Lot Square Footage        | 13,000    | 13,000    | 13,000    | 13,000    | 13,000     | 13,000     |

\* 40,000 square feet

**C. MINIMUM LOT SIZE AND WIDTH:** All lots within an ROS Zone shall have a minimum size of 13,000 square feet and a minimum width of 100 feet.

**D. DESIGN STANDARDS:** All structures in the ROS Zone shall be regulated by the following design standards:

1. **Building Materials.** At least sixty percent (60%) of the exterior finish materials of all elevations of all buildings shall consist of either brick, stone, fluted block, colored textured block, glass, stucco and wood. The remaining percentage of the exterior finish materials shall consist of either brick, stone, cultured stone, stucco, exterior insulated finish system (E.I.F.S.) or wood or vinyl siding. Other finishing materials may be used if approved by the City Council. However, sheet metal, corrugated metal, and PVC shall be prohibited except for metal shingles, trim, soffits, facia, mansards and similar architectural features.

2. **Roof Pitch.** The minimum roof pitch shall be six feet (6') of rise to twelve feet (12') of run.

**E. OPEN SPACE:**

1. By allowing higher density in developments where a percentage of property is preserved as open space as described in subsection (A) above, the City intends to provide an incentive to developers to design residential projects with large open areas that are aesthetically pleasing and are suitable for recreational uses. In order to satisfy the intent of the open space requirements of subsection (A), the open space must be a contiguous area of open space at least two (2) acres in size and may be located on one or more parcels. The open space shall be integrated into the residential development and must consist of large areas suitable for recreational uses. Open areas having any dimension of less than forty (40) feet or other open areas that are not practically useable for recreational purposes because of their location, size, dimensions or other characteristics shall generally not be considered as meeting the intent of the open space requirement.

2. Prior to the approval of any final plat for a development, the owner/developer of a project shall establish a non-profit homeowners' association, a trust or other similar mechanism acceptable to the City (hereinafter collectively referred to as an "HOA"), which shall be formed for the purpose of assuming responsibility for the ongoing maintenance of the open space areas. The owner/developer shall submit all

documents necessary for the establishment and function of the HOA to the City for review and approval prior to receiving approval of any final plat. Such documents shall include provisions for the allocation of the costs of open space maintenance between the lot owners, an effective means of enforcement and collection of maintenance costs from the lot owners, and a provision that all property owners within the development automatically become a member and/or participant in the HOA upon obtaining an ownership interest in any lot in the development.

3. The owner/developer of a project shall be responsible for the initial development and installation of all improvements required for the open space areas. The improvements to the open space areas (including sprinkler systems and landscaping where applicable) shall be substantially completed no later than six (6) months after the sale of thirty percent (30%) of the lots in the development. The owner/developer shall also be responsible for the ongoing maintenance and upkeep of the open space areas until such time as at least eighty percent (80%) of the lots in the development have been sold and developed, and the owner/developer has transferred the responsibility for maintenance of the open space to the City. After the sale and development of eighty percent (80%) of the lots in the development, the City shall be responsible for the maintenance of all open space areas in conformance with the requirements of this Section 10-2B-3.

4. Both the preliminary and the final plat shall designate all open space areas as "public common area." As used throughout this section, the terms "open space" and "public common area" are considered to be synonymous.

5. Every lot owner in the development shall have an undivided and equal interest in the common areas. The undivided interest in a common area may not be separated or sold separately from the ownership of each individual lot. Each lot owner is responsible for an equal part of the taxes assessed on the common areas.

6. All open space must be developed and subsequently maintained by the City as recreational uses such as parks, playgrounds, athletic fields, pathways for pedestrians/ bicyclists/equestrians, landscaped open spaces, and other similar uses for the common use and benefit of all of the owners of the lots in the development and/or the public. Primary buildings may not be constructed in open space areas, but accessory buildings that are subordinate to and customarily incidental to the primary recreational use (such as maintenance and equipment storage buildings) shall be allowed. The open space areas must be controlled in such a way as to prevent the open spaces from becoming a nuisance. The City may, through its employees, enter onto the open space at any reasonable time for legitimate City purposes. Said access shall be provided from public streets, where reasonably possible. The public will be granted access across and through open spaces along the sloughs as approved by the City Council.

7. All property owners within the development are required to be, and upon obtaining an ownership interest in any lot in the development, automatically become a member and/or participant in the HOA established by the developer for the maintenance of the open space. If, for any reason the HOA ceases to exist or fails to maintain the open space areas as required, the lot owners shall be equally responsible

for their respective share of such maintenance. If the HOA and/or the owners fail to maintain the open space areas, the City shall have the right to:

a. Enter upon the open space areas through its employees or contractors to complete the maintenance work.

b. After completion of the maintenance work, the City shall cause to be prepared an itemized statement of all expenses incurred in completing the maintenance work, including all necessary administrative costs.

c. The City shall elect at the time the work is completed to bring suit or charges in court or elect to refer the matter to the county treasurer for inclusion in the tax notice of the property owner.

d. In the event the City elects to refer the matter to the County Treasurer, the City shall make, in triplicate, an itemized statement of all expenses incurred in the maintenance work and shall deliver the three copies of said statement to the county treasurer within ten days after the completion of the work. [See Utah Code 10-11-3.] The City shall request in writing that the county treasurer take such action as provided by law, requesting that the amount payable to Hooper City be included in the tax notices to the property owner and that upon collection of said money it be paid by the county treasurer to Hooper City. The City shall also cause the same to become a lien upon the lands involved by filing the appropriate papers with the county assessor.

e. If the City elects to collect the amount set forth in the itemized statement, the City shall mail a copy thereof to the owner and/or occupant demanding payment within twenty (20) days of the date of mailing. Said notice shall be deemed delivered when mailed by registered mail addressed to the property owner's last known address. In the event the owner or occupant fails to make payment of the amount set forth in said statement to the city treasurer within twenty (20) days, the City may bring suit or charges in an appropriate court of law. In the event collection of said costs are pursued through the courts, the City may sue for and receive judgment upon all of said costs of maintenance together with reasonable attorney's fees, interest and court costs. The City may execute on such judgment in the manner provided by law.

8. The City Council will work with the Hooper Irrigation Company to determine the required quantity of water for the open space areas of the subdivision once the City has been informed of the planned open space improvements.

9. No development may occur in the open space areas and no development, except for recreational facilities as described above, shall be allowed in any area designated as open space.

10. Both the preliminary and final plat shall include the provisions of subsections 10-2B-3(D)(6) through (9) as covenants, conditions and restrictions that shall be deemed to run with the land.

11. The owner/developer of a project shall be required to record with the office of the Weber County Recorder a separate declaration of covenants, conditions and restrictions which includes all of the provisions listed in subsections 10-2B(D)(6) through (9) as covenants, conditions and restrictions. The declaration of covenants, conditions and restrictions shall be made applicable to all property included within the development.

12. The Planning Commission may deny a preliminary plat and the City Engineer may deny a final plat if the open space shown on the plat does not comply with the provisions or intent of the open space requirements described in this section.

10-2B-4: **ALLOWED USES:** Unless otherwise specified in the specific use standards of Chapter 5, Table 10-2B-2 lists principal permitted (P), accessory (A), conditional (C), or prohibited (—) uses within each residential zone.

A. Conditional uses shall be approved in accord with the procedures in Chapter 5 of this Title.

B. Permitted uses for duplexes <sup>town homes</sup> and twin homes for <sup>21 premixed</sup> ~~Zones R3 and R4~~ shall conform to the following regulations and standards:

① 1. Development Ratio: The number of duplexes and twin homes constructed in new developments shall not exceed ten percent (10%) of the total lots in the development .

2. Lot Sizes: Minimum lots sizes for duplexes and twin homes shall be:

a) R3 Zone: 15,000 square feet

b) R4 Zone: 12,000 square feet

3. Lot Frontage: Minimum frontage on a public street for duplexes and twin homes shall be 120 feet. Frontage for twin homes must be divided equally between the twin homes.

④ 4. Other Dimensions: All other setbacks and dimensional requirements for <sup>permits</sup> ~~R3 and R4~~ zones defined herein shall apply to duplexes and twin homes.

5. Plat: Lots in platted subdivisions intended for duplexes or twin homes shall be clearly noted on the Preliminary and Final Plat.

6. Design Standards:

a. **Unification:** Appearance of the building should blend in with the surrounding homes. Design, construction, wall and roof coverings are to be of like materials that have been and will be used in the area.

b. **Visual Relief:** Attached dwelling units shall have visual relief in facade and roofline which adds variety and rhythm to the design and avoids monotonous straight lines.

- c. **Building Materials:** At least fifty percent (50%) of the exterior finish materials of all sides of the building shall consist of either brick, stone, fluted block, colored textured block, glass, stucco or fiber cement siding (hardie board). The remaining percentage of the exterior finish materials shall consist of either brick, stone, cultured stone, stucco, exterior insulated finish system (EIFS), hardie board, wood, or vinyl siding. Other exterior finishes may be approved by the City Council upon recommendation from the Planning Commission. However, sheet metal, corrugated metal, and PVC shall be prohibited except for metal shingles, soffits, fascia, mansards and similar architectural features.
- d. **Roof Pitch:** The minimum roof pitch shall be six feet (6') rise to twelve feet (12') run.
- e. **Parking:** A minimum of a two-car garage is required for each dwelling unit. Units shall be designed so the predominate feature of the unit is not the garage. Living space shall be provided between the two garages.
- f. **Design Review:** Building floor plans and elevations showing exterior building material, colors, and size of all duplexes or twin homes shall be provided with all other required documentation at the Planning Commission Preliminary Plat review phase

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

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

| Allowed Use                                          | R1 | R2 | R3 | R4 | ROS | HDR | PUD |
|------------------------------------------------------|----|----|----|----|-----|-----|-----|
| Accessory structure, > 1200 square feet              | A  | A  | C  | C  | C   | —   | —   |
| Accessory structure, ≤ 1200 square feet              | A  | A  | A  | A  | A   | —   | —   |
| Accessory structure, > 1600 square feet              | A  | A  | C  | C  | C   | --  | --  |
| Accessory structure, > 2000 square feet              | A  | C  | C  | C  | C   | -   | -   |
| Accessory structure, ≤ 200 square feet               | A  | A  | A  | A  | A   | —   | A   |
| Agricultural structure                               | A  | A  | A  | A  | A   | —   | —   |
| Agricultural use                                     | P  | P  | P  | P  | P   | —   | —   |
| Amusement or recreation facility, indoor (only)      | —  | —  | —  | —  | —   | —   | C   |
| Animal clinic, animal hospital, or veterinary office | —  | —  | —  | —  | —   | —   | —   |
| Automotive, hobby                                    | A  | A  | A  | A  | A   | —   | —   |
| Bed and breakfast establishment                      | C  | C  | C  | C  | C   | —   | —   |
| Boarding house                                       | —  | —  | —  | —  | —   | —   | —   |
| Cemetery                                             | C  | C  | C  | C  | C   | —   | —   |
| Children's treatment facility                        | C  | C  | C  | C  | C   | —   | —   |
| Church                                               | C  | C  | C  | C  | C   | C   | C   |
| Club or lodge or social hall                         | C  | C  | C  | C  | C   | C   | P   |

| Allowed Use                                                                                             | R1                | R2                | R3                | R4                | ROS               | HDR               | PUD      |
|---------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------|
| Dangerous or protected animals                                                                          | C                 | C                 | C                 | C                 | C                 | —                 | —        |
| Day care facility                                                                                       | C                 | C                 | C                 | C                 | C                 | —                 | —        |
| Day care home, group                                                                                    | C                 | C                 | C                 | C                 | C                 | C                 | C        |
| Drug and alcohol treatment facility                                                                     | C                 | C                 | C                 | C                 | C                 | —                 | —        |
| Dwelling, mobile home                                                                                   | —                 | —                 | —                 | —                 | —                 | —                 | —        |
| <u>Dwelling, Townhouse</u>                                                                              | <u>P</u>          | <u>P</u>          | <u>P</u>          | <u>P</u>          | <u>P</u>          | <u>P</u>          | <u>P</u> |
| Dwelling, secondary attached ↗                                                                          | <u>C</u> <u>P</u> | <u>C</u> <u>P</u> | <u>C</u> <u>P</u> | <u>C</u> <u>P</u> | <u>C</u> <u>P</u> | <u>C</u> <u>P</u> | —        |
| <u>Dwelling, secondary detached</u>                                                                     | <u>C</u>          | <u>C</u>          | <u>C</u>          | <u>C</u>          | <u>C</u>          | —                 | —        |
| Dwelling, single family detached                                                                        | P                 | P                 | P                 | P                 | P                 | P                 | P        |
| Dwelling, multi-family                                                                                  | —                 | -                 | -                 | -                 | -                 | P                 | P        |
| Dwelling, single family attached (duplex) ↘<br>(See 10-2B-4(B))                                         | <u>P</u>          | <u>P</u>          | P                 | P                 | <u>P</u>          | P                 | P        |
| Dwelling, single family attached (twin home) #<br>(See 10-2B-4(B))                                      | <u>P</u>          | <u>P</u>          | P                 | P                 | <u>P</u>          | P                 | P        |
| Fence, barbed wire or electric wire                                                                     | A                 | C                 | —                 | —                 | C                 | —                 | —        |
| Fence, other                                                                                            | A                 | A                 | A                 | A                 | A                 | A                 | A        |
| Foster home, group                                                                                      | C                 | C                 | C                 | C                 | C                 | —                 | —        |
| Golf course and country club                                                                            | C                 | C                 | C                 | C                 | C                 | C                 | C        |
| Home occupation                                                                                         | A                 | A                 | A                 | A                 | A                 | C                 | C        |
| Kennel, commercial                                                                                      | C                 | —                 | —                 | —                 | —                 | —                 | —        |
| Kennel, hobby                                                                                           | C                 | C                 | C                 | C                 | C                 | —                 | —        |
| Keeping of Livestock (See 10-4A-16.1)                                                                   | A                 | A                 | C                 | C                 | C                 | —                 | —        |
| Livestock confinement facility, more than<br>one AU per 10,000 sq. ft. of property (See 10-<br>4A-16.1) | —                 | —                 | —                 | —                 | —                 | —                 | —        |
| Manufactured home                                                                                       | C                 | C                 | C                 | —                 | C                 | —                 | C        |
| Manufactured home park                                                                                  | -                 | —                 | —                 | —                 | —                 | —                 | —        |
| Mortuary                                                                                                | —                 | —                 | —                 | —                 | —                 | —                 | —        |
| Nursery, retail (only)                                                                                  | C                 | —                 | —                 | —                 | —                 | —                 | —        |
| Nursing facility, skilled                                                                               | —                 | C                 | C                 | C                 | C                 | —                 | —        |
| Office, relating to an approved use                                                                     | A                 | A                 | A                 | A                 | A                 | —                 | —        |
| Office, temporary construction                                                                          | A                 | A                 | A                 | A                 | A                 | —                 | —        |
| Outdoor storage                                                                                         | A                 | A                 | A                 | A                 | A                 | —                 | —        |
| Portable classroom                                                                                      | A                 | A                 | A                 | A                 | A                 | —                 | —        |
| Public or quasi-public use                                                                              | C                 | C                 | C                 | C                 | C                 | C                 | C        |
| Residential care facility                                                                               | C                 | C                 | C                 | C                 | C                 | C                 | C        |
| Roadside produce stand                                                                                  | A                 | —                 | —                 | —                 | —                 | —                 | —        |
| School, public or private                                                                               | C                 | C                 | C                 | C                 | C                 | —                 | —        |
| Stable or riding arena, commercial                                                                      | C                 | —                 | —                 | —                 | —                 | —                 | —        |
| Swimming pool, private                                                                                  | A                 | A                 | A                 | A                 | A                 | A                 | A        |
| Taxidermy                                                                                               | C                 | —                 | —                 | —                 | —                 | —                 | —        |
| Tower or antenna structure, commercial                                                                  | C                 | C                 | C                 | C                 | C                 | C                 | C        |
| Tower or antenna structure, private                                                                     | A                 | A                 | A                 | A                 | A                 | —                 | C        |
| Water system, community                                                                                 | C                 | C                 | C                 | C                 | C                 | C                 | C        |

10-2B-5: **DIMENSIONAL STANDARDS:** Table 10-2B-3 shall be used for development in the respective residential zones.

*Table 10-2B-3: Dimensional Standards in Residential Zones*

| Dimensional Standard                                                                                                                                      | R1           | R2           | R3                   | R4                   | ROS          | HDR        | PUD        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|----------------------|----------------------|--------------|------------|------------|
| Minimum property size: <sup>1</sup><br>1. Single family detached dwelling<br>2. Single family attached dwellings (duplexes or twin homes): See 10-2B-4(B) | 40,000       | 20,000       | 13,000<br><br>15,000 | 10,000<br><br>12,000 | 13,000       | N/A        | N/A        |
| Roadway frontage (in feet)<br><br>Single family attached dwellings (duplexes or twin homes): See 10-2B-4(B)                                               | 150          | 100          | 100<br><br>120       | 85<br><br>120        | 100          | N/A        | N/A        |
| <b>Principle Structure:</b><br>Setback (feet) from:<br>1. Any property line on an arterial or collector street                                            | 30           | 30           | 30                   | 25                   | 30           | 25         | 25         |
| 2. Front property line on a local street or private road                                                                                                  | 25           | 25           | 25                   | 20                   | 25           | 25         | 20         |
| 3. Front property line where alley provides access to garage or where the garage is side loaded or located behind the front plane of the house            | 20           | 20           | 15                   | 15                   | 20           | 15         | 15         |
| 4. Interior side property line                                                                                                                            | 10           | 5/story      | 5/story              | 5/story              | 5/story      | 5/story    | 5/story    |
| 5. Side property line on local street                                                                                                                     | 20           | 20           | 20                   | 20                   | 20           | 20         | 16         |
| 6. Rear property line                                                                                                                                     | 20           | 15           | 15                   | 15                   | 15           | 15         | 15         |
| <u>Maximum coverage Impervious Surface(in percent)</u>                                                                                                    | <u>40 25</u> | <u>40 25</u> | <u>40 25</u>         | <u>40 25</u>         | <u>40 25</u> | <u>N/A</u> | <u>N/A</u> |

<sup>1</sup> In square feet unless otherwise noted.

Table 10-2B-4 Accessory Structure Requirements in a Residential Zone

| <u>Dimensional Standard (in feet)</u> | <u>R1</u> | <u>R2</u> | <u>R3</u> | <u>R4</u> | <u>ROS</u> | <u>HDR</u> | <u>PUD<sup>1</sup></u> |
|---------------------------------------|-----------|-----------|-----------|-----------|------------|------------|------------------------|
| Accessory Structure:                  |           |           |           |           |            |            |                        |
| Setback (feet) from:                  |           |           |           |           |            |            |                        |

|                                                                        |               |               |               |               |               |                |                |
|------------------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|
| 1. Side property line on arterial or collector street                  | 30            | 30            | 30            | 25            | 30            | 25             | 25             |
| 2. Side property line on local Street                                  | 20            | 20            | 20            | 20            | 20            | 20             | 20             |
| 3. Interior side property line with a side public utility easement:    | 10            | 10            | 10            | 5             | 10            | 10             | 10             |
| 4. Interior side property line without a side public utility easement: | 3             | 3             | 3             | 3             | 3             | 3              | 3              |
| 5. Rear property line with a rear public utility easement:             | 10            | 10            | 10            | 10            | 10            | 10             | 10             |
| 6. Rear property line without a rear public utility easement:          | 3             | 3             | 3             | 3             | 3             | 3              | 3              |
| Maximum accessory building height in feet:                             | 25            | 25            | 18            | 18            | 18            | 18             | 18             |
| <del>Maximum impervious surface</del>                                  | <del>40</del> | <del>40</del> | <del>40</del> | <del>40</del> | <del>40</del> | <del>N/A</del> | <del>N/A</del> |
| <del>coverage of property (in percent)</del>                           |               |               |               |               |               |                |                |
| Minimum Distance Between Buildings                                     | 10            | 10            | 10            | 10            | 10            | 10             | 10             |

<sup>1</sup> Accessory structures in the High Density Residential (PUD) Zone shall not exceed two hundred(200) square feet in size per 10-2F-3.

**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 principle residential structure established, the following requirements are identified:

- (1) 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.
- (2) 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.

- (3) Accessory buildings must be constructed in such a manner that snow, rain, debris, etc. from the roof does not infringe onto adjoining property.
- (4) Accessory buildings and structures must be constructed to have a fire resistant rating to meet the adopted building code for Hooper City.
- (5) Minimum yard requirements for all accessory buildings in residential zones are as follows:
  - a) Location: Accessory buildings may not be located between a street and the front building line of a main building.
  - b) 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.
  - c) 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.
  - d) 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 three feet (3') from the side or rear property line or boundary and cannot be built on a public easement

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 feet (35)

- (6) 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.

**Section 3. Prior Ordinances And Resolutions** The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

**Section 4. Repealer Of Conflicting Enactments** All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance Amendment, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

**Section 5. Savings Clause** If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of Hooper City.

**Section 6. Date Of Effect** This Ordinance shall be effective on the \_\_\_\_ day of \_\_\_\_\_ 2019, and after publication or posting as required by law.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2019

HOOPER CITY, a municipal corporation

\_\_\_\_\_  
MAYOR - Korry Green

ATTESTED AND RECORDED:

\_\_\_\_\_  
Shauna Vanderschaaf  
CITY RECORDER

# Moderate Income Housing

## Introduction

In 1996 the Utah Legislature passed HB295 mandating preparation and adoption of a plan for moderate income housing within the required general plan. That legislation resulted in Section 10-9-307 of the Utah Statutes which establishes that “the availability of moderate income housing is an issue of statewide concern” and stating that “municipalities should afford a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live there” and that moderate income housing should be encouraged to allow persons with moderate incomes to benefit from and to fully participate in all aspects of neighborhood and community life.”

To that end, the Plan for Moderate Income Housing is required to be a written document, adopted by the City Council that includes:

- An estimate of the existing supply of moderate income housing located within the municipality;
- An estimate of the need for moderate income housing in the municipality for the next five years as revised annually;
- A survey of total residential zoning;
- An evaluation of how existing zoning densities affect opportunities for moderate income housing; and
- A description of the municipality’s program to encourage an adequate supply of moderate income housing.

What follows is the required analysis along with a discussion of the City’s implementation strategy.

## INTRODUCTION

“Moderate income housing” means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. The State of Utah defines affordable housing as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size. In other words, affordable housing is a function of the particular circumstances and income levels of particular communities rather than a type of housing. Hooper lies within Weber County the Salt Lake / Ogden MSA, which has a median gross household income of \$62,036 48,594 and an average household size of 2.96 3.04.

Hooper incorporated as a city on November 30, 2000. Prior to that time, Hooper was listed as a Census Designated Place (CDP) by the United States Census Bureau. The boundaries of Hooper as it now exists roughly correspond the boundaries of the CDP area used by the Census

Bureau. All the statistics used in this document are based upon numbers provided by the 2010 ~~2000~~ Census for the Hooper CDP and are the most current available as of this writing.

## NEEDS ANALYSIS

### Income

To determine the need for affordable housing in a particular area one must first determine the resources available to those in the community to pay for housing. According to Census 2010 ~~2000~~, the median household income for Hooper is considerably higher than that for Weber County the Salt Lake/Ogden Metropolitan Statistical Area (MSA). The median household income in Hooper is \$96,620 ~~62,043~~ while the median household income for Weber County the MSA is \$62,036 ~~48,594~~. The State Statutes define affordable housing as a function of the median gross household income for Weber County the MSA, therefore a figure of \$62,036 ~~48,594~~ has been used as the baseline figure to calculate "moderate income". The average household size for Hooper 3.52 ~~3.44~~.

Table 1 shows the breakdown of the affordable housing categories of 80%, 50%, and 30% of the median household income as well as the maximum purchase price of a dwelling and maximum monthly rent. According to the United States Department of Housing and Urban Development (HUD), housing costs should not exceed 30% of monthly income.

| Table 1<br>Income Limits and Affordable Housing Payments<br>Based upon a median income of <u>\$62,036</u> <del>48,594</del> |                                     |                                    |                                   |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------|-----------------------------------|
| Affordable housing category                                                                                                 | 80%                                 | 50%                                | 30%                               |
| Household income                                                                                                            | <u>\$49,629</u> <del>38,875</del>   | <u>\$31,018</u> <del>24,297</del>  | <u>\$18,611</u> <del>14,578</del> |
| Maximum purchase price                                                                                                      | <u>\$177,320</u> <del>139,000</del> | <u>\$110,825</u> <del>86,875</del> | <u>\$66,475</u> <del>52,125</del> |
| Maximum monthly housing payment                                                                                             | <u>\$1,240</u> <del>972</del>       | <u>\$775</u> <del>607</del>        | <u>\$465</u> <del>364</del>       |
| Source: US Census Bureau; <u>Census 2010</u> <del>Census 2000</del> /J-U-B ENGINEERS Inc.                                   |                                     |                                    |                                   |

Maximum purchase price of a house is based upon a 30-year mortgage at 5.7 percent interest with 5 percent down, and includes payments for insurance and property taxes equal to .2 percent of the purchase price. According to Table 1, housing available to moderate income households would have a monthly mortgage (including insurance & taxes) or rent payment of \$1,240 ~~972~~ or less. This translates to a house with a maximum purchase price of \$177,320 ~~139,000~~.

Table 2 provides a breakdown of income by household in Hooper.

| Table 2<br>Household Income |       |        |
|-----------------------------|-------|--------|
| Income                      | Numbe | Percen |

|                                       | f     | t    |
|---------------------------------------|-------|------|
| < \$10,000                            | 12    | 1.1  |
| \$10,000 to \$14,999                  | 18    | 1.6  |
| \$15,000 to \$24,999                  | 80    | 7.1  |
| \$25,000 to \$34,999                  | 89    | 7.9  |
| \$35,000 to \$49,999                  | 193   | 17.0 |
| \$50,000 to \$74,999                  | 356   | 31.4 |
| \$75,000 to \$99,999                  | 202   | 17.8 |
| \$100,000 to \$149,999                | 147   | 13.0 |
| \$150,000 to \$199,000                | 17    | 1.5  |
| \$200,000 or more                     | 19    | 1.7  |
| TOTAL                                 | 1,133 | 100  |
| Source: US Census Bureau, 2000 Census |       |      |

According to this data, at least 200 households or fully 18% of households in Hooper make less than \$39,000 and are considered moderate income.

#### Housing and Population

The ~~2010~~ 2000 Census lists the population of the Hooper CDP as ~~7,218~~ 3,926, a 13.2% increase from the ~~2000~~ 1990 census. Total housing for the city has increased proportionately and is currently at ~~2,373~~ 1,177 total housing units. The total occupancy for the city is ~~2,339~~ 1,150 occupied units or ~~98.6%~~ 97.7% of total housing. Of the ~~2,339~~ 1,150 units occupied, ~~2,176~~ 1,082 (93% ~~94.1%~~) are owner-occupied and ~~163~~ 68 (7% ~~5.9%~~) are renter-occupied. Tables 3 and 4 detail housing occupancy and tenure in Hooper.

| Table 3<br>Housing Occupancy               |                  |                |
|--------------------------------------------|------------------|----------------|
|                                            | Number           | Percent        |
| Total Housing Units                        | <u>2,373</u>     | 100            |
| Occupied Housing Units                     | <u>1,177</u>     |                |
| Vacant Housing Units                       | <u>2,339</u>     | <u>98.6</u>    |
|                                            | <u>1,150</u>     | <u>97.7</u>    |
|                                            | <u>34</u> 27     | <u>1.4</u> 2.3 |
| Homeowner Vacancy Rate                     | <u>1.4</u> 0.9 % |                |
| Rental Vacancy Rate                        | 4.2 %            |                |
| Source: US Census Bureau, 2010 2000 Census |                  |                |

| Table 4<br>Housing Tenure     |                   |                    |
|-------------------------------|-------------------|--------------------|
|                               | Number            | Percent            |
| Occupied Housing Units        | <del>2,339</del>  | 100                |
| Owner Occupied Housing Units  | <del>1,150</del>  |                    |
| Renter Occupied Housing Units | <del>2,176</del>  | <del>93</del> 94.1 |
|                               | <del>163</del> 68 | <del>7</del> 5.9   |

|                                              |           |
|----------------------------------------------|-----------|
| Avg. Household Size of Owner Occupied Units  | 3.57 3.44 |
| Avg. Household Size of Renter Occupied Units | 2.92 2.94 |
| Source: US Census Bureau, 2000 Census        |           |

The total vacancy rate of ~~1.4%~~ ~~2.3%~~ for the city is considerably less than that for Weber County the Salt Lake / Ogden MSA which is currently 8.4% 5.2%. Similarly, the city has a lower rental vacancy rate (4.2%) than the MSA, which has a rental vacancy rate of 6.6% (Census 2000). In other words, it is generally more difficult to find housing (either to buy or rent) in Hooper than it is in Weber County the Salt Lake/Ogden MSA in general. Table 5 compares vacancy rates between the Salt Lake/Ogden MSA and the City of Hooper.

| Table 5<br>Comparison of Vacancy Rates |        |                     |
|----------------------------------------|--------|---------------------|
|                                        | Hooper | Salt Lake/Ogden-MSA |
| Total Vacant Housing Rate              | 2.3%   | 5.2%                |
| — Owner Vacancy Rate                   | .9%    | 1.8%                |
| — Rental Vacancy Rate                  | 4.2%   | 6.6%                |
| Source: US Census Bureau, 2000 Census  |        |                     |

Housing is somewhat less available in Hooper than in the Salt Lake/Ogden MSA, but is housing affordable to those with moderate incomes? In examining this question, a number of factors must be considered. Specifically, what do houses in Hooper cost? How much are rents? And what percentage of their gross household income are families spending on housing costs? In general, the answers to those questions show that it is more expensive to live in Hooper than in the greater Salt Lake/Ogden MSA. Table 6 details the value of all owner-occupied units within Hooper. This table shows that less than 45% of the existing housing stock is affordable to those households with moderate incomes.

| Table 6<br>Value of Owner-Occupied Units |        |         |
|------------------------------------------|--------|---------|
| Value                                    | Number | Percent |
| <\$50,000                                | 0      | 0       |
| \$50,000 to \$99,999                     | 107    | 11.6    |
| \$100,000 to \$149,999                   | 307    | 33.4    |
| \$150,000 to \$199,999                   | 311    | 33.7    |
| \$200,000 to 299,999                     | 166    | 18.0    |
| \$300,000 to                             | 26     | 2.8     |

|                                       |           |     |
|---------------------------------------|-----------|-----|
| \$499,000                             |           |     |
| \$500,000 to-<br>\$999,999            | 0         | 0   |
| >\$1,000,000                          | 5         | .5  |
| TOTAL                                 | 922       | 100 |
| Median Home Value                     | \$155,200 |     |
| Source: US Census Bureau, 2000 Census |           |     |

As is shown by Table 7, 60% of the rental stock within Hooper rents for \$500 to \$749. Based upon the data in Table 1 this would be considered affordable. However, this accounts for only 36 housing units out of a total of 1,177 dwellings within the city. In addition, according to Table 8, at least 40% of renters are paying more than 30% of their household income toward rent. By contrast, approximately 35.7% of Salt Lake/Ogden MSA residents pay 30% or more of their monthly household income on housing.

| Table 7<br>Gross Rent                 |        |         |
|---------------------------------------|--------|---------|
| Monthly Rent                          | Number | Percent |
| \$500 to \$749                        | 36     | 60      |
| \$750 to \$999                        | 0      | 0       |
| \$1,000 to \$1,499                    | 12     | 20      |
| \$1,500 or more                       | 12     | 20      |
| TOTAL                                 | 60     | 100     |
| Median Rent                           | \$625  |         |
| Source: US Census Bureau, 2000-Census |        |         |

| Table 8<br>Gross Rent as a Percentage of Household Income<br>In 1999 |        |         |
|----------------------------------------------------------------------|--------|---------|
| Percentage of Income                                                 | Number | Percent |
| < 15.0                                                               | 12     | 20      |
| 15.0 to 19.9                                                         | 0      | 0       |
| 20.0 to 24.9                                                         | 0      | 0       |
| 25.0 to 29.9                                                         | 24     | 40      |
| 30.0 to 34.9                                                         | 12     | 20      |
| 35.0 percent or more                                                 | 12     | 20      |
| TOTAL                                                                | 60     | 100     |
| Source: US Census Bureau, 2000 Census                                |        |         |

In addition, approximately 19.4% of homeowners in Hooper are paying 30% or more of their income for their monthly mortgage. All told, approximately 18% of Hooper households are paying 30% or more of their household income on housing costs. By way of contrast, about 25% of Salt Lake/Ogden MSA households are spending 30% or more of their incomes on housing.

## Goals

1. Improve access to housing opportunities for low and moderate income residents.

## Policies

1. ~~Adopt zoning ordinance that provide incentives for the development of affordable housing that is visually attractive and an asset to the community.~~
2. Rezone for densities necessary to assure the production of moderate income housing;
3. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
4. Implement zoning incentives for low to moderate income units in new developments;
5. Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical assistance.