

RESOLUTION NO. 2020- 07

**A RESOLUTION REGARDING LAND USE, DEVELOPMENT, AND ZONING DURING
THE CURRENT GENERAL PLAN UPDATE**

WHEREAS, Hooper City is desirous of setting forth a general position related to rezone requests during its current general plan update with the hope of being as transparent as possible to residents and developers; and

WHEREAS, Hooper City has in mind the general health safety and welfare of the City and its residents; and

WHEREAS, Hooper City has, in recent years, received and approved a significant number of new rezone and subdivision applications; and

WHEREAS, the current General Plan policy provides for an annual review of the General Plan by the Planning and Zoning Commission and a comprehensive review every 5 years – during a static point in time – to ensure that the goals and policies of the plan are realistic, attainable, and consistent with the wishes of the community and this cannot be accomplished unless land use changes are halted during the review process; and

WHEREAS, a substantial increase in new developments result in water usage (both culinary and secondary) that greatly diminishes available and financially viable water resources for residents; and

WHEREAS, Hooper City budgets a certain amount of money for law enforcement services and a substantial increase in new development has increased the need for a greater law enforcement presence, which may result in a lack of adequate law enforcement coverage; and

WHEREAS, Hooper City is in the process of adopting and updating multiple planning documents, including possible land use ordinances related to future land use and elements of its general plan, and processing applications for rezone requests undermines the purpose of the City's planning process; and

WHEREAS, an increase in new developments has the potential to significantly increase the number of people utilizing the infrastructure and public services in Hooper City; and

WHEREAS, significant increases in the number of people utilizing Hooper City's infrastructure and public service systems creates undue stress on these systems and Hooper City recently submitted a request for a grant that would be used to complete a transportation study; and

WHEREAS, Hooper City has received an increase in the number of complaints and concerns regarding the impacts of a substantial increase in new developments on the City's infrastructure, public services, housing market, economy, general quality of life, and environment; and

WHEREAS, the Hooper City Planning Commission and City Council need time to petition and obtain studies, and research other various information indicating the capacity of current utility services such as sewer, culinary water, secondary water, as well as roads and other infrastructure in order to effectively review and amend, if needed, rezone regulations prior to possibly approving any new permits for additional rezones; and

WHEREAS, Hooper City is a farming community and continual increases in new developments can have a negative impact on the availability and transport of irrigation water; and

WHEREAS, accessible parks, pathways and trails are an important part of a healthy lifestyle for City residents and available land for future amenities such as these is impacted by a continual increase in new development; and

WHEREAS, Hooper City has experienced a substantial increase in new developments contributing to unsafe conditions for pedestrians, cyclists, and drivers on already narrow roadways, in addition to a considerable increase in traffic creating potentially dangerous intersections and crossings; and

WHEREAS, the City would like to conduct a thorough review of current impact fees and developer requirements to determine if they are sufficient to cover the costs of continuing development and the future maintenance costs it brings with it; and

WHEREAS, it is possible the Weber Fire District will be adding a station within Hooper City limits and Hooper is desirous of determining how that may impact its future infrastructure planning.

WHEREAS, Hooper City is home to several historic sites and wetland areas and further research is necessary to ensure further development does not negatively impact these areas; and

WHEREAS, continuing to approve new rezone requests undermines the effectiveness of the revised plan by encouraging an increase in applications for new rezones, development and/or renewals in order to avoid complying with a future revision; and

WHEREAS, Hooper City desires to ensure that future development and use of the land is not burdened by activities that are unauthorized prior to the completion of a comprehensive study and revision of the Hooper City Plan; and

WHEREAS, the City Council and Planning Commission desires to work towards completion of the amendments to the General Plan in a timely manner and by keeping agendas clear of other items will allow them time to complete their review much more efficiently and in a shorter amount of time; and

WHEREAS, this resolution shall afford city staff, the Planning Commission, and the Council sufficient time to complete a comprehensive study of the General Plan; and

WHEREAS, it is in the best interest of Hooper City and the health, safety, and welfare of its

residents if the City passes this resolution recommending a general pause in the approval of any new rezone requests until a comprehensive review of the General Plan can be completed and an amended General Plan is put in place; and

NOW THEREFORE, be it resolved by the City Council of Hooper City that Hooper City's general position is that rezones should not be approved during the time it is updating its general plan based on the above issues of concern. This resolution is not to be interpreted as prohibiting the submission of applications for rezone but is intended to give general guidance to the Planning Commission if such applications are submitted. This resolution takes precedence over and supersedes any prior statement or motion voted on related to this topic.

PASSED by the City Council on the ____ day of _____ 2020 and effective immediately upon passage.

MAYOR

ATTEST:

CITY RECORDER

APPROVED by a _____ vote of the City Council.