

Hooper General Plan

Advisory Committee Meeting 2

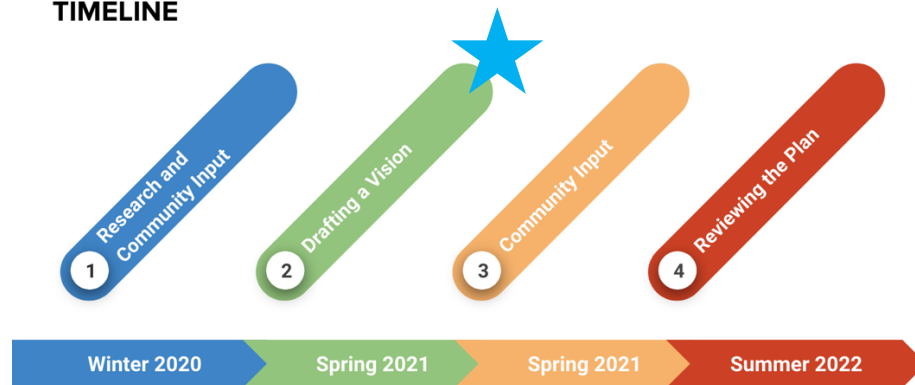


January 19, 2021 | 7:00 - 8:30

1. Process Update
2. Discussion: Public Outreach Summary
 - a) Survey Responses
 - b) Notes from Open House
 - c) Notes from Focus Groups
3. Review: Draft Vision Statements
4. Homework for **March** Meeting: Examine the current General Plan
5. **Next Meeting:** March ____ at ____
 - a) Existing Conditions Review and Finalization
 - b) Outreach Round 2 Preparation

Where are we?

The General Plan Update Process
TIMELINE

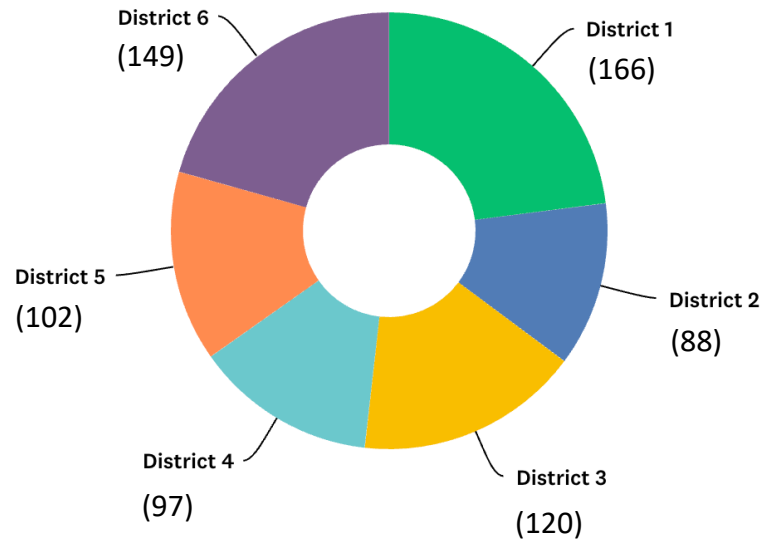


How did we get here?

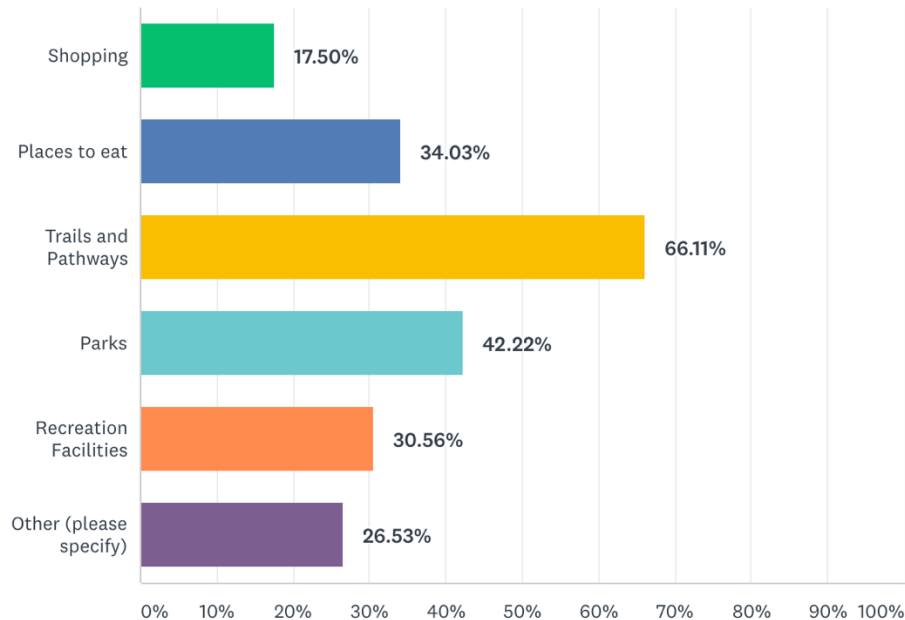
- Analysis of existing conditions and projections
- Community-wide survey
- Open House event focused on visioning and identifying values
- Four Focus Group meetings (Land use and housing; commercial development; transportation; open space and recreation)

SUMMARY OF PUBLIC OUTREACH ROUND 1

Survey Results – 737 Responses



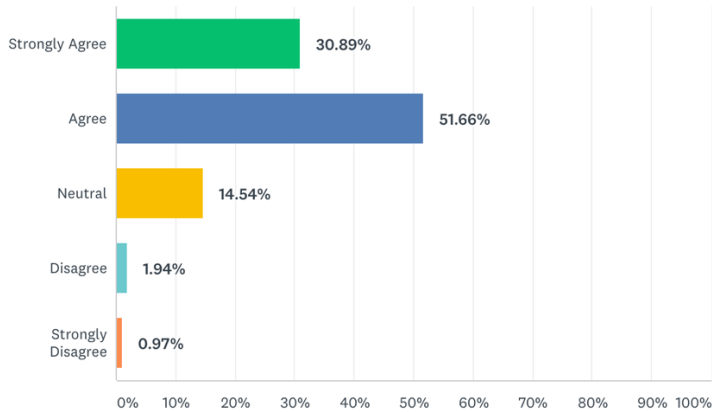
1) What would you like to see more of in Hooper? Please check all that apply.



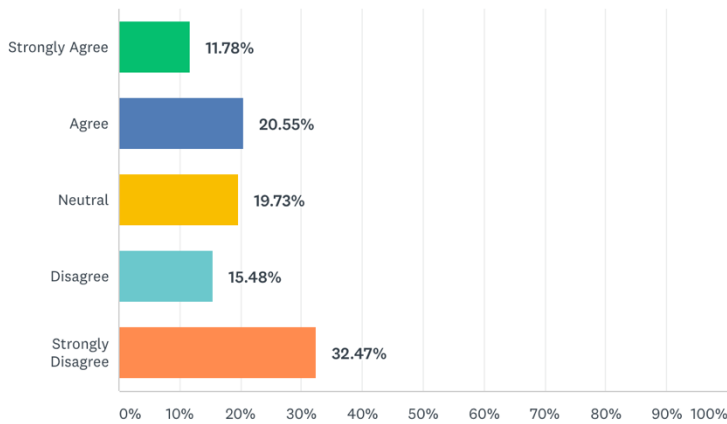
Top “Other” Responses:

- Nothing - keep Hooper as it is
- Open space and farmland
- Lower taxes
- Road/sidewalk improvements
- Services for seniors to age in place

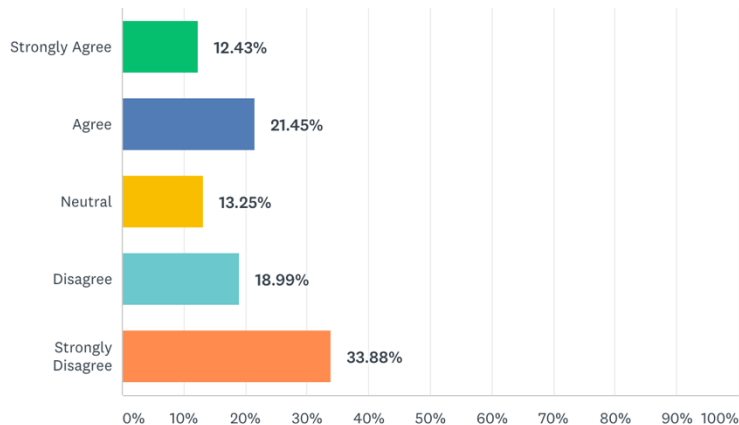
2) Parks should serve as a center for meeting and community activity.



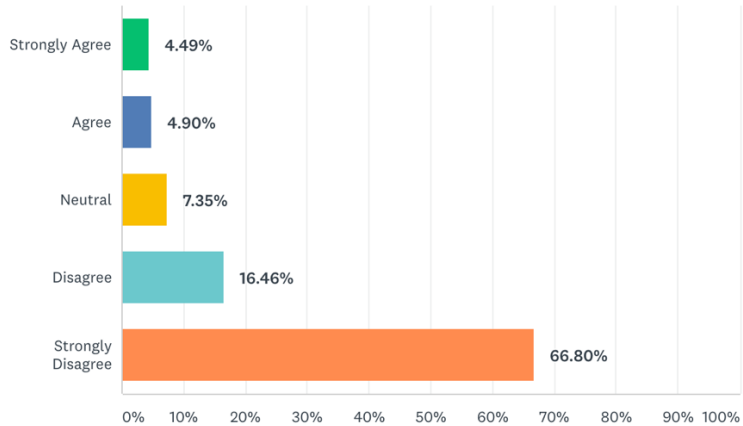
3) The area around 5500S and 5500W should be a walkable “Main Street” area with outdoor dining and small shops.



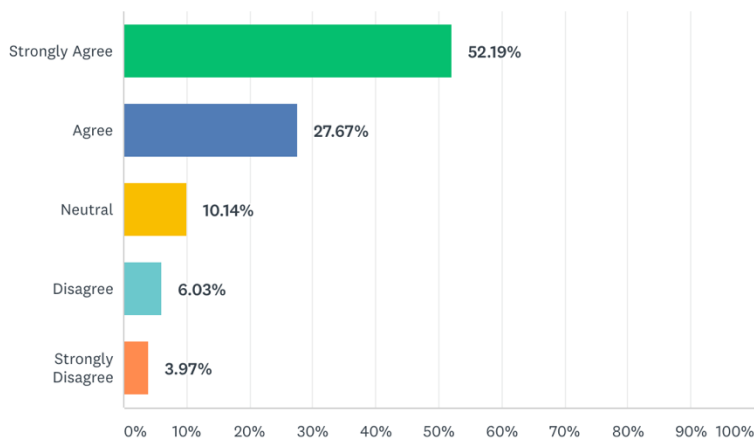
4) Hooper should have a commercial area dedicated to retail and office space.



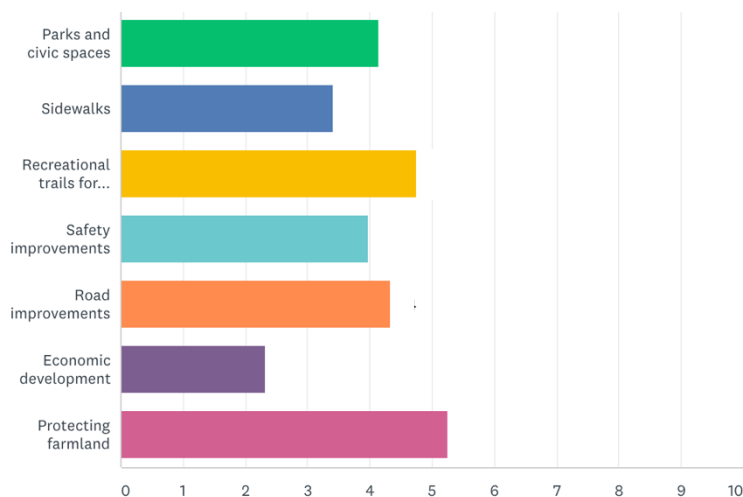
5) Hooper should provide more housing choice to include duplexes and town homes.



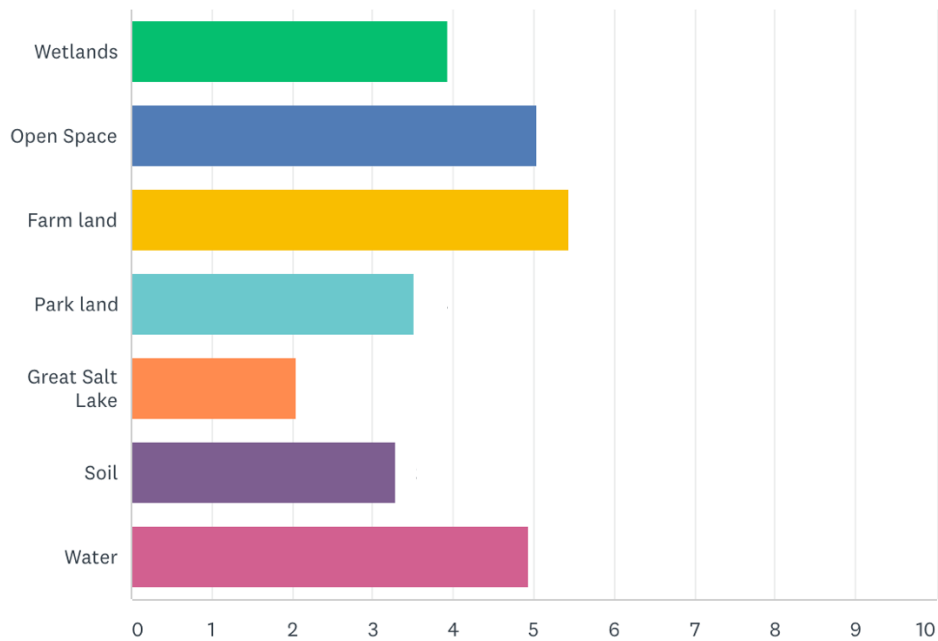
6) Hooper should encourage single family homes on larger lots.



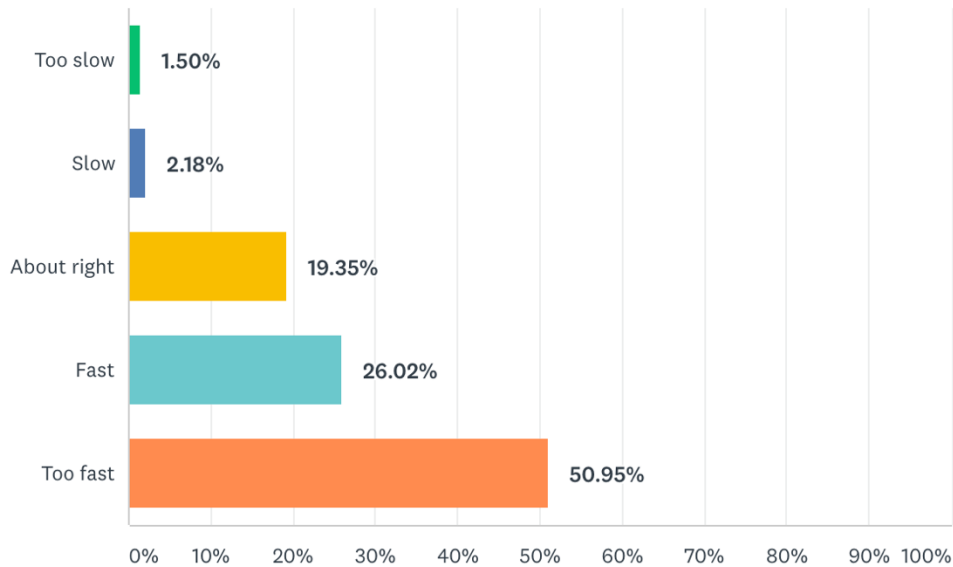
7) In which spending areas would you rather the City make additional investments?
Please prioritize the following.



8) Which natural resources need the most attention in order to improve or maintain the quality of life in Hooper? Please prioritize the following.

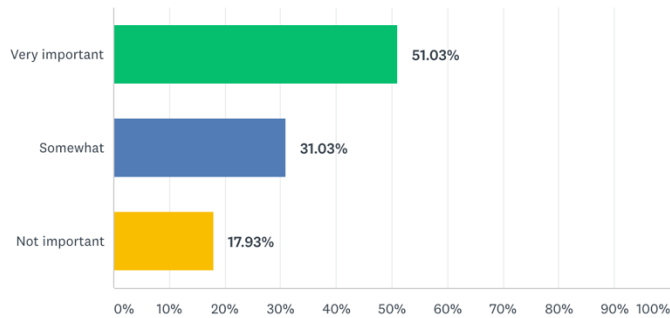


9) How would you rate the growth in Hooper City over the past 5 years?

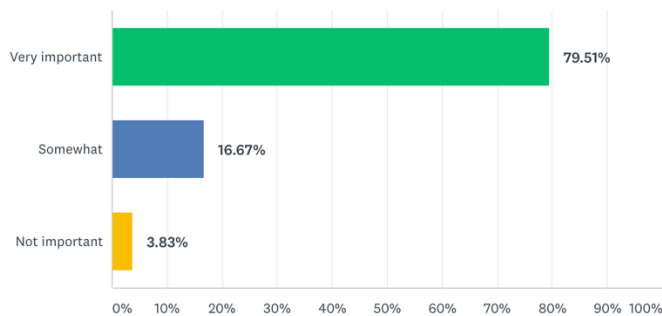


For 10-13, please indicate the importance of each statement.

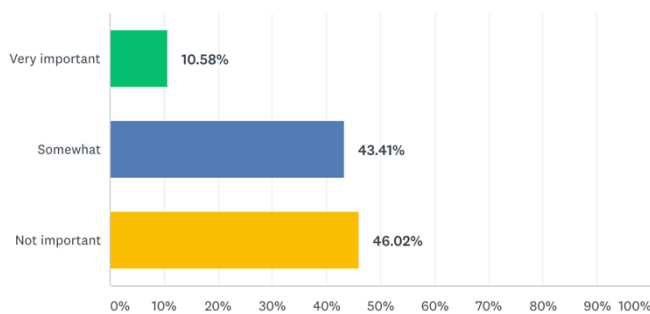
10) New housing should meet design guidelines set by Hooper City.



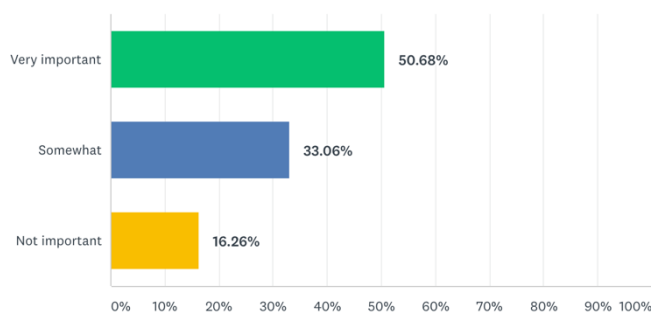
11) I can stay in Hooper to and through retirement.



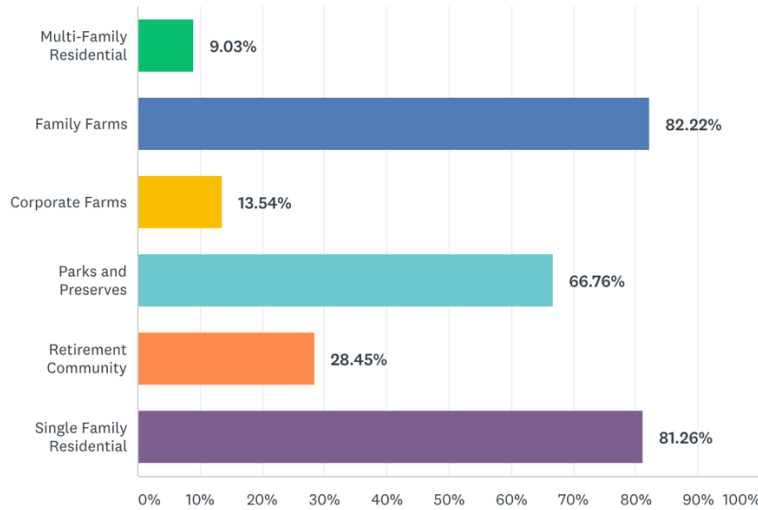
12) People should be able to rent housing in Hooper.



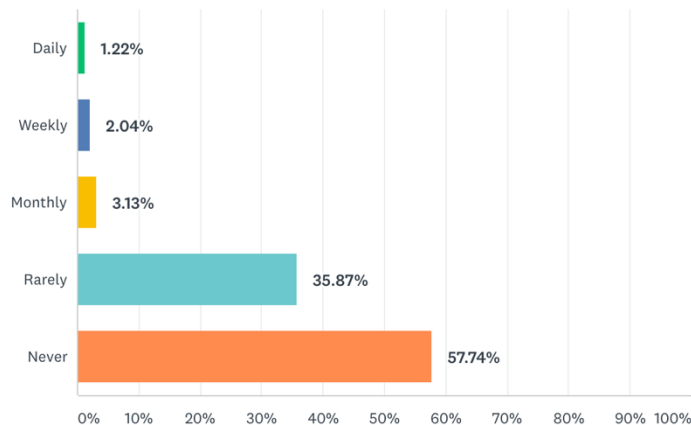
13) I want my children to be able to stay and live in Hooper.



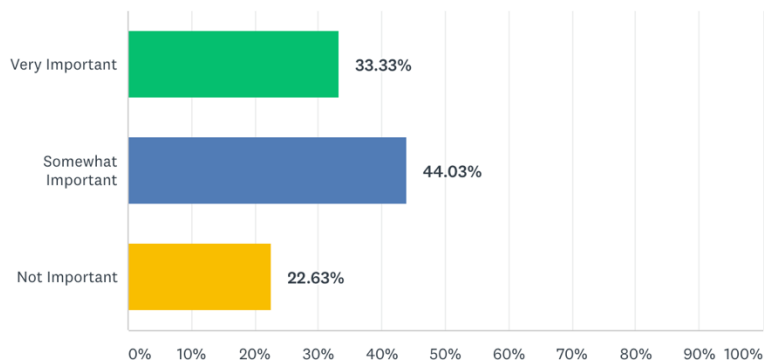
14) With continued population growth projected for Hooper City, what types of development/growth would you like to see in the city? Check all that apply.



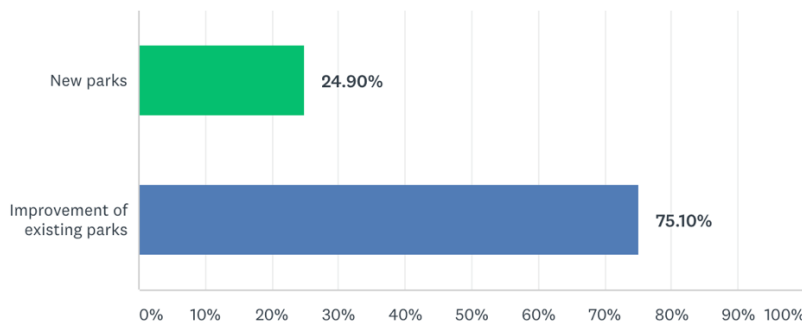
15) How frequently do you access the Frontrunner Station in Roy?



16) How important is increasing alternative modes of transportation (such as bus, biking, walking trails, horse riding trails, etc) to the future of Hooper?



17) Which do you feel is more needed?



Additional Comments:

"We love Hooper and want it to stay rural. Sidewalks that allow safe travel for our little ones need to be strongly considered."

"In regard to 'protecting farmland,' I like the open space and living in the country which includes farm fields around me. However, I don't think we have the right to take away the rights of farmers to sell their land if that is what they choose."

"I do think we need a 'main city area' but not near the elementary. We need more parks!"

"As traffic congestion escalates, I would like to see roundabouts placed at intersections instead of stop signs. Could really use one at 5100 S 5100 W to impede speeding along 5100 W."

"Keep Hooper, Hooper."

"We would really like to see Hooper City focus on outdoor improvement such as more parks, pickleball, tennis, trails for biking and walking."

"Hooper has always represented family, farming and the great outdoors. Though commercialization would bring more City taxes to Hooper, it would also diminish what makes Hooper so great. With Roy and Clinton commercializing, there are plenty of near-by shops/restaurants for Hooper residents with more to come."

"We need more AFFORDABLE housing for young families, smaller lot sizes, more business to offset taxes."

"I am hoping more people realize the benefits of having walking trails and outdoor space preserved in our city, and hoping it can be a stipulation for builders to create this in order to continue building in our area. Let's make space for everyone to enjoy Hooper- not fill it up with tract housing on every possible space."

Summary of Additional Comments:

- Better internet connectivity is needed – Utopia is mentioned by name 10+ times
- Hooper is a unique place to live and it should work to maintain its rural, country-feeling
- Concern about speed limits not being followed or enforced
- Rentals units should be available, but should be single-family homes and ADUs (mother-in-law suites should be allowed)

Themes from Open House #1

On December 1 from 5:30 – 7:00pm, WFRC hosted an Open House via Zoom. Public notice for the event was given through a newsletter mailed to every resident and announcement on the city and project websites and city Facebook groups. There were 23 attendees.

Core Competencies:

- Manage Growth
- Have community feel
- Feel like every voice is being heard
- Provide understanding of how developments will impact the community before such developments are started
- Community Feedback opportunity prior to final approval of developments
- Understanding of who the developers are - there is a sense that they are all big/rich out of state developers
- Avoid a big sea of housing in Hooper

What is different/special about Hooper?

- Open Spaces
- People want to put down roots in their community
- They feel pressure to be like other communities, but many moved this far west to have a more rural feeling, knowing that they would have to travel/drive to work

General Discussion Topics

- How can we accommodate growth while preserving open spaces?
 - Developers seem to develop to the maximum of their lots - makes it seem like it is all houses
 - Small Tax Base / Low Property taxes
 - Examine ways to incorporate open space into developments
 - Site design / Design guidelines / general open space requirements?
- One or two local/small shops could benefit Hooper
 - Could be a small-ish Main Street area.
 - Community members question both the need for and viability of anything larger than a small Main Street
- Find ways to preserve or protect some of the farmland and farm feel (Residents are aware that farmers moving out and this, in a way, is allowing for redevelopment)
 - Next generation less likely to farm
- Trails are a nice feature in Hooper
 - Trails should be connected together
- There were mixed feelings about adding new parks versus improving existing parks
 - Several people mentioned that they like the parks to have a variety of activities (like sport courts/fields, play equipment, open space, facilities)

Comments and Themes from the Focus Groups

Community members were able to indicate their interest in a Focus Group in three ways: speak to an Advisory Committee member, complete an online interest form via the project website, or indicate interest on the community survey. Potential participants were contacted via email from the project address in the order in which their interest was received. If a potential participant declined, the next on the list was contacted.

Land Use and Housing

The Land Use and Housing Focus Group met on Monday, December 14 from 5:00 - 6:00 pm via Zoom. There were four participants (not including the facilitators from WFRG).

Overall Community Values

- Always remember what we want Hooper to be
 - 1-acre lots to maintain farm community feel
 - Less high density and subdivisions
- How to use land in Hooper is tricky given very different environmental considerations (flood plains, drought, infrastructure restrictions)
 - Need to **plan** for growth: impact on schools, water table, infrastructure (sewers, roads, etc)
 - Comprehensive study of current infrastructure
 - Moderate income housing plan (allow for ADUs: guest houses/mother-in-law suites) as opposed to apartments
- Majority of Hooper community members are kind and welcoming, but we are “very passionate about keeping our home our home”
 - R2 overlay got filled up quite quickly (near existing infrastructure)
 - Desire to “slow down” development and take stock of what projects are already approved
 - Need more transparency between community members and city
 - Encourage public input consistently

Future Land Use Map

- There is a desire for more low-density and agriculture protection areas
- Commercial zoning right across from the park should change
- The map needs to be more detailed (include specifics about commercial, housing, etc)

Suggestions:

- Advisory Committee member suggests going door to door to get feedback from everyone in the community
 - Some may not have access to the internet
- Limit development to X # of units per year
- Implement developer exactions (to include things like park land, infrastructure)
- Maybe 10% variance in code for conditional use approvals (this comment was in regard to building an ADU on a large lot)

Commercial Development

The Commercial Development Focus Group met on Tuesday, December 15 from 5:00 - 6:00pm via Zoom. There were ten participants (not including the facilitators from WFRC).

In general:

- Keep the feel of small-town Hooper
 - Ma and Pa shops
 - Smart, sustainable, and responsible growth
 - Beautiful and rural but all needs of people are being met (sustain the people who are here)
- Seen growth so far, some good and some not so good
 - Keep it small town, but encourage commercial development to help with costs for things like infrastructure

Ideal Hooper:

- Small stores and restaurants - locally owned
 - Andy Griffith - little board walk or main street with ice cream shop
 - Near the elementary and dance school
 - Small local theatre
- How do we attract the type of businesses we want here? How do businesses choose where they go?
 - Unified message for trying to attract businesses
 - Office uses mixed in with retail space
 - City assistance for small businesses that come in - maintenance, landscaping, etc
 - Design standards
- Concerns:
 - 5500s too busy for Main Street? It is the main drag,
 - 5600 South is only going to get busier, As UDOT improves interstate accesses on that road more traffic will be filtering down that road
 - How to work with UDOT moving forward?

How to reconcile the “3 Hoopers?”

- East = high density
 - Maybe more suitable to things like theatre
- Middle = medium density
- West = rural
- So maybe multiple commercial zones with different intended uses, size requirements, etc?

Land Use Map:

- Add small streets/alleys to provide space for small shops
 - Walkable to an extent
 - Will likely need parking
 - Mixed use in this area?
 - Would need to fit the aesthetic of Hooper (2 stories max)

Next Steps:

- Where does the West Davis Corridor come in? Do we know yet?
- What is the industrial use for?
- Does the Focus Group need to take a field trip to look at current commercial zones?

Transportation

The Transportation focus group met on Wednesday, December 16 from 5:00 – 6:00pm via Zoom. There were three participants (not including the facilitators from WFR).

Big Issues:

- Safety
 - Cars drive too fast
 - Width and design of the roads make traffic calming measures difficult
 - People do not feel safe walking / biking
 - Lack of protected sidewalk / bike lane / shoulder

What Would you like to see?

- 5900 West Bike Lanes
- Sidewalks (shoulders) in higher traffic areas
- Enhanced safety features: flashing stop signs, speed signs, increased enforcement
- Safe intersections - turn lanes, proper markings, etc

Major Streets (issues):

- 5500 South (UDOT 97) - Main entrance into Hooper
 - Narrow and people drive fast
 - No signals
 - Minimal shoulder
- 5500 S 5900 W intersection
 - Outside of school high volumes 10,000+
 - Does this warrant a signal? (Community would support one here)
- 6300 W
 - Heavy truck use
 - Bikes use this road
- 5100 S
 - Seems like heavy traffic (might be to get to bird refuge or to avoid 5500 S)
 - Does not connect through
 - A number of accidents over the years
- 5100 W
 - Pretty high traffic - school travel? (Rocky Mtn Jr / Roy High)
- 4000 S (UDOT 37)
 - High volume - sees the most congestion
 - Has signals
 - People sometimes can't get out due to speeds and volume
- 5900 W (UDOT 37)
 - High volume
 - High speed
 - Shoulder shifts sides
- 4000 S 5900 W Intersection
 - "A real issue"

Biking

- A number of residents do bike
- Trails are well used and a valued part of the community
- Connect trails with each other and other community systems
- There is opportunity for on street connections for trails

Open Space and Recreation

The Open Space and Recreation Focus Group met on Thursday, December 17 from 5:00 - 6:00pm via Zoom. There were seven participants (not including the facilitators from WFRC).

General:

- Better walking trails
- Safer places to ride bikes
- Open space for recreation such as bird watching

Ideal Hooper:

- Parks as community gathering space
 - Safe places for all community members
 - Dark sky friendly lighting
 - Balance natural open space and manicured parks
- Link trails and bike paths to parks
 - Need to plan this in advance of more development
 - Introduce developer exactions to add more open space, parks, or trails
 - Connect to big Weber County trail and West Haven trails
 - Small parking lots near the trails to increase access
- Could Hooper provide an access to Fremont Island?
 - Currently access is from Antelope Island
 - Could we open an access so it will be closer and bring more people through Hooper?

Safety:

- Want more lighting for Hooper Park
- Fencing helps with safety
- Maybe more parking lots? Not safe to park on 5500W
- Better parking would be better at North Park during kid's soccer, lacrosse, etc.
 - Pulling out and driving by can get pretty scary.
- Cars park along the perimeter and the kids are running around the street

Goals/Priorities:

- Better connectivity to parks and trails
- Better distribution of parks/access for those in the north and west
 - Preservation park near wetlands?
- Hooper Park could use more facilities - like bathrooms and lights
- New parks and trails
- Parking at trails and parks
- Access to Fremont Island
- Improve safety of walking/biking and park use

Next Steps:

- What are funding opportunities for parks and trails?
- Can Hooper have an access point to Fremont Island?

VISION STATEMENTS

DRAFT, JAN 2021

The following statements are meant to capture the aspirations of Hooper based on the input gathered to date. The vision statements, when finalized, will guide the goals and principles of each element of the general plan. These statements are in no particular order.

1. *Hooper is a close-knit community that wants growth to be responsible and safe.*
2. *Hooper values their agricultural land and their farming community.*
3. *Hooper wants to be a friendly place for small businesses.*
4. *Hooper wants to maintain and improve their already desirable parks and outdoor recreation opportunities while also connecting them as a robust trails system.*
5. *Hooper has exciting community events in which all community members can be involved.*
6. *Hooper has a rich history that should be preserved and honored.*

HOMEWORK: For the **March Advisory Committee Meeting**

EXAMINING THE CURRENT GENERAL PLAN

Before the **March** Advisory Committee meeting, please read the current Hooper City General Plan and take note of the following. This will allow us to focus on key sections that need revisions or updates.

As you read, remember that the purpose of a General Plan is to present a common vision that will help guide the future growth and development of your community. Therefore, the General Plan should be clear, concise, and user-friendly.

Annotation suggestions:

- Underline or highlight key words, phrases, or sentences that are important to understanding the overall vision and goals of the General Plan.
- Write questions or comments in the margins—what are your thoughts about each section? Could the section be more clear, concise, or user-friendly?
- Bracket important ideas or passages. Is there any information that can be edited or removed?
- Use a star to emphasize the ten to fifteen most important statements in the General Plan.
- Use ??? for sections or ideas that are unclear or outdated.
- Circle words / phrases that need to be better defined or explained.