GENERAL PLAN

Updated 3/4/2022

TRANSPORTATION AND LAND USE CONNECTION

Department of CITY & METROPOLITAN PLANNING
THE UNIVERSITY OF UTAH

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TABLE OF CONTENTS

Using this Document 4
Introduction 5
- All About Planning 6
- Who We Are 8
- Community Vision 13

Land Use 18
- Future Land Use Map 28
- Floodplain and Wetlands Map 29
- Housing 35
- Commercial Uses 40

Transportation 45
- Transportation Map 52

Parks, Trails, and Open Space 53
- Parks, Trails, and Open Space Map 59

Implementation 60

Appendix
- Supplementary Existing Conditions
  - History
  - Public Service and Utilities
  - Natural Resources
- Community Engagement Summary 1, 2, & 3
- Example Template for Zoning Evaluations

Source: Mary Simpson

USING THIS DOCUMENT

Document Overview. This document starts with an **introduction** that provides the context for later chapters. The introduction explains planning and the planning process, reviews Hooper's history, summarizes Hooper as a community, and presents Hooper's community vision.

The next three chapters cover **specific topics: land use, transportation, and parks, recreation, and open space**. Each of these topical chapters are structured identically.

- First, find the **community's goals** related to that topic.
- Second, read a **summary about public input** related to that topic.
- Third, find the **relevant data**; **existing, on-the-ground conditions**; and **related projections** for that topic.
- Fourth, find **maps** that summarize key ideas.
- Finally, the chapters end with **strategy tables** related to that chapter's topic. Public input and data guided the creation of the strategies, which support the community goals and aim to achieve Hooper's vision.

The last chapter, on **implementation**, presents all of the strategy tables in one place and organized by the type of action, rather than by topic. This makes it easy for elected and appointed officials, city staff, and others to use the strategies to guide decision-making.

The **appendix** at the end of the document includes additional data from the previously adopted General Plan, the full results from the public survey, and some helpful resources.

Data. Demographic data were predominantly gathered from the United States Census Bureau and the American Community Survey. Some data was collected from the geospatial company Esri. Projections are based on calculations done by the Wasatch Front Regional Council and the Kem C. Gardner Policy Institute at the University of Utah.

Source: Unless otherwise indicated, photographs were taken by Megan Townsend.

Look to the yellow boxes…

…for supplementary information on planning concepts or additional explanations of ideas.

Look to the blue bubbles for quotes from community members and information about how community feedback guided the creation of this document.

INTRODUCTION

Hooper incorporated on November 30, 2000 and has a population of approximately 9,123 people. Hooper City sits adjacent to the City of Roy in the southwestern portion of Weber County. The city lies contiguous with the eastern edge of the Great Salt Lake and the topography is generally flat. The margins of the lake contain significant wetland areas that provide habitat for wildlife and opportunities for recreation within Hooper's boundaries.

Much of the city has traditionally been devoted to agricultural land uses, including raising animals and cultivating tomatoes, sugar beets, alfalfa, grain, corn, and onions. Developed land area predominantly consists of single-family dwellings on lots typically half an acre to one acre or more. Some of Hooper's other unique traits include unobstructed night skies, a strong sense of history, and access to various kinds of open space.

Together, Hooper's location, population size, agricultural uses, and natural features combine to create a rural, neighborly culture. Many residents express a strong desire to maintain that small-town way of life. This General Plan aims to achieve Hooper residents' vision for Hooper's future.

ALL ABOUT PLANNING

State Law Requirement

General Plans are required by State Law Section 10-9a-401. *"Every community is required to create a General Plan and it is the role of the Planning Commission to make a recommendation on the content of the Plan to the governing body. State law requires that at least three topics or elements be addressed: land use, transportation, and housing."*

Additionally, several requirements from 2019 legislation apply to Hooper. These include:

- "Provide the general location and extent" of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation;"
- "Correlate the transportation plan with population and employment projections, and the proposed land use element;" and,
- "Consider the regional transportation plan developed by the region's metropolitan planning organization (MPO)."

Why Make a General Plan?

This General Plan ("the Plan") accomplishes several purposes. First, the Plan satisfies Utah State Code 10-9a-401, which requires every municipality in Utah to make a General Plan. Second, the Plan guides Hooper in attaining its desired future. The General Plan also:

- captures and articulates a common community vision for residents, businesses, property owners, city staff, and officials;
- steers the future growth and land use development of the community;
- communicates the community's wants and needs regarding housing, transportation, and other topics;
- helps decision-makers evaluate ordinances and proposals, implement projects, and adopt policies;
- looks toward the long-term;
    - It addresses: What is the community vision for the next 5, 10, or even 20 years? How can the community achieve that vision?
- and, serves as a "living document" that is intended to be amended and updated as necessary.

To achieve Hooper's vision, this plan proposes strategies based on public input as well as the city's on-the-ground constraints and opportunities. Public engagement efforts reveal the value that residents place on the small-town feel and high quality of life that Hooper has to offer. At the same time, the local and regional context is one of rapid population growth and land development. Such growth poses some unique challenges and opportunities to Hooper. If not properly planned, continued growth could impact the characteristics that make Hooper so desirable. If future growth is well-guided, Hooper City can not only preserve its agricultural history, unique access to nature, and small-town charm, but can also support the needs of an evolving community. This Plan considers these dynamics and outlines an effective path into Hooper's desired future.

The Planning Process and its Application

Process. This Plan results from an extensive, cooperative effort among residents, city staff, City Council, and the Planning Commission that began in July 2020 and completed in May 2022. It is an update of the plan adopted in 2001 and amended in 2004, 2014, and 2019. The Plan examines and plans for Hooper's land use; transportation; parks, recreation, and trails; housing; and commercial development. This General Plan update was completed with assistance from the Transportation and Land Use Connection program, a partnership between the Wasatch Front Regional Council, Utah Transit Authority, Utah Department of Transportation, and Salt Lake County.

Uses. A General Plan typically has a life of five to ten years but looks forward at least 20 years to anticipate how the community will accommodate changes in population, demographic, economic, and social trends. Updating the Hooper City General Plan is an opportunity to consider the community as it is today, determine what is working well, and what needs to change to make it better. The General Plan also gives Hooper an opportunity to plan for changing demands for various land uses such as housing, industry, and open space. After the Hooper City General Plan is adopted, the City should develop zoning ordinances, write development guidelines, and conduct other measures to implement the plan. Like the General Plan, these should be revised and updated as necessary.

Usefulness. This plan can be useful for elected officials, town staff, and residents alike. All can use the plan as a tool for generating dialogue and authenticating that proposed projects align with Hooper's goals. Uses specific to different roles arise as well.

- If you are a **RESIDENT**: you can use the plan to understand Hooper's goals and trajectory, develop or expand a business, and inform your real estate decisions.
- If you are an **ELECTED OFFICIAL**: you can use the plan to understand your constituents' long-term goals, coordinate the budget with the community's goals, and guide your decision-making.
- If you are a **CITY EMPLOYEE**: you can use the plan to direct applications for grants, identify what kind of development is appropriate and where, guide capital improvements, coordinate ordinances and regulations with the community's goals, and protect the city's character.
- If you are a **PROPERTY OWNER, ARCHITECT, BUILDER, or DEVELOPER**: you can use the plan to understand the community's character and design projects accordingly, learn the town's development priorities, and identify what kind of development is appropriate and where.

Applying the Plan. All future land use and transportation decisions must be made after consulting and citing a reference(s) from this General Plan, unless inapplicable. In the case of a decision where there is no applicable General Plan language, the City must determine that the decision is not in conflict with the General Plan goals.

Integration. Hooper City will coordinate with surrounding communities, the Utah Department of Transportation (UDOT), the Utah Transit Authority (UTA), and the Wasatch Front Regional Council (WFRC) to unify plans. Integrating planning efforts helps each plan's goals be achieved.

WHO WE ARE

Hooper's History

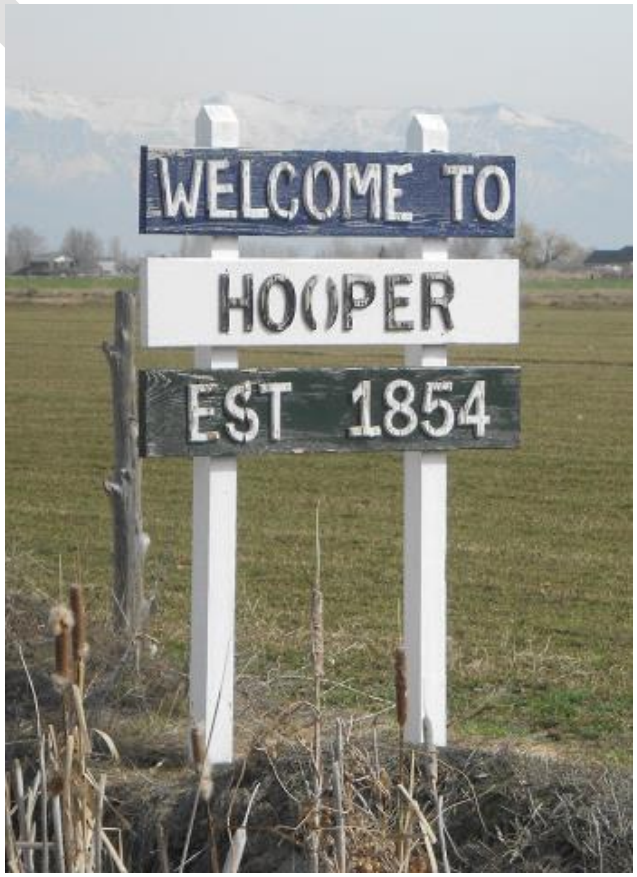
The recorded history of Hooper begins with John C. Fremont, accompanied by Kit Carson and others, who passed down the Weber River in a rubber boat through the present site of Hooper on the way to explore the Great Salt Lake and Fremont Island.

Later, Hooper, then known as "Muskrat Springs," became herding ground. One of the early people to use the land this way was a William H. Hooper. Captain Hooper ran his cattle from Clearfield to the Weber River. In 1854, he constructed the first building in Hooper, an adobe house shelter for his herdsmen near what is now Hale's Bend. Captain Hooper was an important figure in Utah's early days. He served as Utah's delegate to the United States Congress while Utah sought statehood. He was first a partner and later the president of the bank that evolved into today's Deseret National Bank. He also succeeded Brigham Young as the superintendent of Zion's Co-operative Mercantile Institution (ZCMI). At an unknown date, Muskrat Springs became Hooper in honor of Captain Hooper's achievements and ties to the area. The Deseret News and Salt Lake Tribune both carried tributes to him. The Tribune said, "He was one of those grand and pronounced characters that stands out prominently and around whom the masses float. And while he was above and beyond the masses in the possession of many of the better and nobler qualities of man, the bond of affection between him and the human family was strong indeed." Hooper is lucky indeed to bear such a distinguished name.

Hooper City was incorporated on November 30, 2000. Hooper residents chose a mayor-council form of government with a seven-member council— two members from each voting district and one chosen at-large. This was approved by the County, and by June 2, 2000 candidates began filing for the newly created offices. Later, the council changed to five members.

Find a more extensive history of Hooper in the appendix.

Source for all of the above: HooperCity.com



Source: Lynn Arave, The Mystery of Utah History

City Facts

Weber County, Utah

2019 Data

Hooper City

POPULATION

33.6 median age

48% of households have children

3.54 average household size

2020
9,123 people

2050
17,386 people

SOCIOECONOMICS

$ 100,500 median household income

$ 45,351 median female earnings

$ 66,143 median male earnings

Poverty rate of 1.6% compared to 9.0% in the state of Utah

HEALTH

97% of residents enjoy healthcare coverage

11% disability rate

Photo Credit: Bill Dorger, 2018

Data from American Community Survey, 2019 and WFRC Real Estate Development Model

Source for all the above: Briana Scroggins, 2014

Hooper Today: Demographics and Trends

Because the General Plan guides future decision making, it is important to understand Hooper's existing conditions. Current data, trends, and projected changes all inform Hooper's opportunities and constraints.

Community members value the rural feel and high quality of life that Hooper, with 9,123 people, has to offer. Hooper continues to be a growing community: Hooper's 2020 population of 9,123 marks a 26 percent increase from the 2010 population of 7,218. Not only is additional population growth expected, but the rate at which growth occurs is predicted to increase; for example, the 2020 to 2030 growth rate is projected at 37 percent. Looking further into the future, Hooper is expected to add an average of 275 additional people per year for the next 30 years. This estimate indicates a projected 2050 population of 17,386 people. Such growth presents some unique challenges. If not properly planned, continued growth could impact the characteristics that make Hooper so desirable. Table 1 provides the growth projections for Utah, Weber County, and Hooper City.

Table 1: Growth Projections

	2010	2020	2030	2040	2050
Hooper	7,218	9,123	12,528	15,470	17,386
Weber County	232,133	263,530	299,349	326,753	352,085
Utah	2,774,283	3,309,234	3,889,310	4,463,950	5,017,232

Source: Projections produced by the Wasatch Front Regional Council and Kem C. Gardner Policy Institute from Census 2010 Data, utilizing the Real Estate Market Model

Hooper's high growth rate is reflective of steadily rising internal family and household sizes as well as in-migration from other Utah communities. Hooper is currently home to approximately 2,439 households. In 2010, the average family size was 3.52, and the average household size was 3.04 (Table 2). In comparison, by 2019 these values had risen to 3.93 for the average family size and 3.54 for the average household size. Despite a median age older than that of Utah as a whole, almost half (48.1 percent) of households had at least one child under 18 years old in 2019, an increase from 46.8 percent in 2010. The percent of households with at least one person aged 65 years and older has grown as well, from 16.3 to 18.7 percent. Not only is Hooper growing,

Using Data

Note that, for small cities, the United States Census Bureau's American Community Survey data should be viewed as close approximations. This source is used because it is the most extensive, accessible data available.

Source: Chantel Murrah

Source: Chantel Murrah

indicating a need for additional housing units and community amenities, but the demographics are changing as well. For example, the growing numbers of both children and older adults may indicate a need for additional services tailored to these groups.

Outside of Hooper's internal growth, most incoming residents come from other communities within Weber County. Of the 10.7 percent of Hooper's 2019 residents that moved to Hooper within the previous year, 5.1 percent emigrated from somewhere within Weber County, while 4.4 percent came from a Utah community outside of Weber County.

Table 2: Hooper Household Characteristics

	Median Age (years)	Household Size (persons)	Family Size (persons)	Households with 1+ person <18 years (#, %)	Households with 1+ person 65+ years (#, %)	Householder 65+ years living alone (#, %)
2010	34.6	3.04	3.52	957, 46.8%	334, 16.3%	46, 2.2%
2019	33.6	3.54	3.93	1,173, 48.1%	456, 18.7%	101, 4.1%

Source: US Census Bureau's American Community Survey 5-Year Estimates, Table DP02, 2019 and 2010

At 10.6 percent, Hooper's overall rate of disability among residents sits between that of Weber County (11.2 percent) and Utah (9.6 percent). When broken down by age, comparing disability rates paints a different picture. Hooper's disability rate is much lower for people aged 65 years or older, but much higher for other adults. In fact, 12.3 percent of those aged 18 to 64 in Hooper have a disability compared to a rate of 10.6 percent for Weber County and 8.4 percent for Utah as a whole. However, Hooper enjoys a health care coverage rate of 97.0 percent, which exceeds the state's rate by almost 7 percent.

Hooper has especially high rates of high school graduation and owner occupancy, high median household income, and low rates of unemployment and poverty (Table 4). 24 percent of Hooper residents aged 25 years or more hold a bachelor's degree, 97 percent hold a high school diploma. The median household income in Hooper is $100,500 as compared to $64,636 in Weber County; the poverty rate in Hooper is 1.6% as compared to 9.0% in Utah. The largest impoverished demographic group are women aged 35 to 44 years. Although both Hooper men and women earn more than average Utahn men or women, Hooper men have 20.9 percent higher financial earnings while Hooper women's earnings exceed the state average by 16.3 percent. Between 2017 and 2018, the median property value increased by 5.24 percent from $290,000 to $305,200.

Table 3: Existing Socioeconomic Conditions (2019)

	Median Household Income	Female Median Earnings	Male Median Earnings	Poverty Rate	Unemployment Rate	High School Graduation Rate	Bachelor's Degree or Higher Rate	Owner Occupancy Rate
Hooper	$100,500	$45,341	$66, 143	1.6%	3.3%	97.0%	25.5%	96%
Utah	$71,414	$38,998	$54,723	9.0%	4.1%	92.3%	34.0%	70.2%

Source: US Census Bureau's American Community Survey 5-Year Estimates, 2019

Throughout this document, you will see additional existing conditions and projections as they pertain to the particular element(s) discussed in each chapter.

COMMUNITY VISION

Vision Statements

Based on extensive community feedback, the following represent the vision statements of Hooper City. The goals and strategies below, and others found throughout the Plan, help achieve the vision.

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

Goals

1. Foster a healthy community with opportunities to live, work, and recreate.
2. Preserve and enhance the beauty and rural atmosphere of Hooper City.
3. Maintain and improve parks, trails, and other publicly owned open space to encourage accessibility and safety.

Strategies

1. Conduct an annual review of the General Plan as well as a comprehensive review every five years at 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.
2. Adopt and enforce ordinances that promote a rural and consistent design aesthetic and protect open space to the greatest extent feasible.

Community Engagement

Feedback throughout the process directed the content and outcomes of this plan. Community engagement produced robust response from community members and other stakeholders. Engagement efforts and results are summarized in the infographic and text on pages 14-16.

Describe what you would like Hooper City to look and feel like in 20 years.

"A place where the past is preserved, and the future is protected through careful planning."

"We have a wonderful jewel here! We need to protect it!"

"Farmland, wetlands, open lands with affordable housing distributed throughout the community."

"It would be nice if Hooper could remain rural […] and keep the lots large."

"Top notch parks with and public spaces with recreation programs."

"Small Main Street with family friendly food and shopping."

"An authentic, spacious, small town."

"A small, historical farming community guided by respecting our past and preserving farmlands and wetlands."

Hooper City, Weber County, Utah

Community Engagement

1,252 responses → **737** for Survey One, **515** for Survey Two

In response to, "What would you like to see more of in Hooper?" residents said:

- **66%** Trails
- **42%** Parks
- **34%** Places to eat

8 focus group sessions

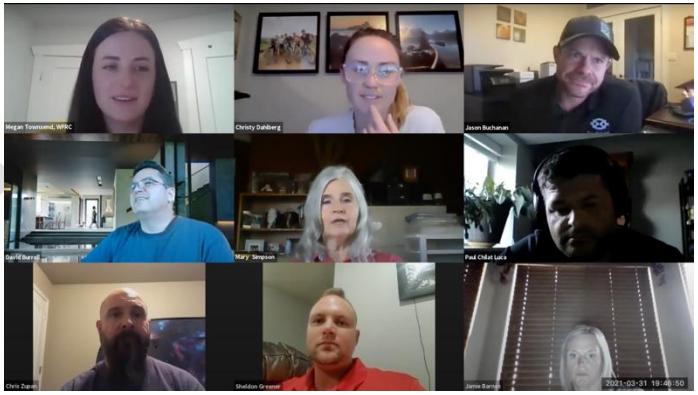
16 comments on three map displays

8 advisory committee meetings

1 virtual & **1** in-person open house

"If we need businesses to build our tax base, I believe they should be grouped together and made into something nice-like it was planned...all of this area will change so we might as well have a plan for it instead of hoping it never happens" - Resident

"The lower density mentality to keep people out doesn't work; because of the demand, if supply is restricted, prices go up. Then only more affluent out of staters can afford, so our kids and grandparents can't afford" - Resident



Creative Community Engagement

To advertise for the in-person open house, traditional outreach methods, such as mailed postcards, printed signs, and social media postings, were used. Additionally, the Advisory Committee wanted to advertise the open house at an event that would draw many Hooper residents: Hooper Tomato Days. Staff created this picture board opportunity for kids to enjoy while simultaneously advertising the open house to parents and guardians. Additionally, a poster illustrating the progression of the General Plan process was also displayed.





> *"Hooper has undergone a lot of changes over the last several years. We are now at a crossroads. It is up to us to decide where we want Hooper to be 15 to 20 years down the road. Many of you have a strong love for our city, as I do. We want to hear about the things you love and the things you would like to see happen."*
>
> *- Mayor Dale Fowers*

Surveys. The first survey, open from October 28 to November 8, 2020, yielded 737 responses. The second survey, open from March 16 to April 23, 2021, generated 515 responses. Responses represented all six City Council Districts in Hooper relatively equally. While these response numbers are not incredibly high, Hooper City received a much greater response than most communities have on similar outreach attempts.

Meetings. Hooper City had a General Plan Advisory Committee composed of members of the city council, the planning commission, and the general public. The group met eight times to provide insight and direction for the planning process. Additionally, updates were provided to the City Council at their public meetings.

Events. An online open house was held on December 1, 2020 from 5:30 – 7:00pm via Zoom. Public notice for the event was given through a newsletter mailed to every resident and announcements were made on the city and project websites and city Facebook groups. There were 23 attendees who discussed the vision and goals of Hooper City. A series of four focus groups met twice (once in December and once in March) with a total of 65 community member participants. These focus groups centered on land use and housing; transportation; commercial development; and parks, trails, and open space. A second, in-person open house was held on September 21, 2021. 103 residents attended this event and shared thoughts on the draft General Plan.

Other. In April 2021, community members were invited to provide feedback on the existing transportation, future land use, and parks and trails maps in order to guide the direction of future changes. Community members were able to access these maps in person in the city offices and online via the project website. Before this Plan began the formal adoption process, multiple workshops occurred with both Planning Commissioners and City Council members present.

Linking Feedback & Recommendations:

This plan makes recommendations for policies and actions based on community feedback and reliable data. In each of this document's elements (Land Use, Transportation, etc.), find additional community feedback as it pertains to that particular element.

Survey respondents indicated the top five words that best describe Hooper are:

- Rural
- Traditional
- Connected to nature
- Rustic
- Historical

The most important values to Hooper community members are:

- Small-town feel
- Safety and security
- Family oriented

2022 Hooper General Plan | Governance and Community Development Strategies

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Coordination	Governance	2: Coordinate with the Utah Department of Transportation and the Wasatch Front Regional Council to ensure consistency between regional transportation plans and the City's land use plans and decisions.	Planning Commission and/or City Council	Annually	$	An annual meeting with UDOT and WFRC is held.	Regional Transportation Plan: 2019-2050
Coordination	Governance	6: Share Hooper's priorities regularly with entities such as Weber County, UDOT, Utah DWR, WFRC, Trails Foundation Northern Utah, and adjacent communities, using the General Plan.	Planning Commission, Staff	Long-term	$	Check-in meeting with Staff, Council, and Planning Commission six months from adoption.	Weber County Planning Division: (801) 399-8371; UDOT Region 1: (801) 620-1600; WFRC: (801) 404-8925;
Regulatory	Governance	27: Conduct an annual review of the General Plan and a comprehensive review every five years at a static point in time to ensure that the goals and policies are attainable, and consistent with the wishes of the community.	Planning Commission	Annually	$	A review is conducted and any necessary amendments are formally approved.	Start with a scope for review.
Outreach & Education	Community Development	21: Reach out to farmers to better understand challenges/opportunities.	Staff	Annually	$	Annual presentation to elected officials on results of outreach.	
Outreach & Education	Community Development	23: Support the preservation of Hooper's historical structures and sites.	Planning Commission, Staff, City Council	Short-term	$	Organizations that support historic preservation, such as Preservation Utah, are invited to city meetings to present.	Preservation Utah
Outreach & Education	Community Development	25: Continue to support community events by providing resources when possible.	City Council	Long-term	$$	Assessment of the expenses and content of community events is conducted.	Ideas for Events on a Budget
Outreach & Education	Community Development	26: Consider expanding community programs focused on agriculture.	City Council	Long-term	$$	Assessment of the costs and benefits of community programs is conducted.	Specialty Crop Block Grant

LAND USE

Utah Code §10-9a-403 requires every municipality in the state to include a land use element in its general plan. That land use element shall designate the long-term goals and the proposed extent, general distribution, and location of land for the following uses: housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land, as appropriate. This section of the Hooper General Plan fulfills this requirement.

This section of the general plan will discuss the land on which the town sits, how it is currently being used, and how it may be used in the future. These uses are determined by the city's zoning ordinances, laid out in the city code. These ordinances establish different zoning districts. All land within the jurisdiction of the City of Hooper falls into one of these districts. Each district has different rules for what activities can and cannot be conducted on the land within it. The following pages provide a map of Hooper's future land use and a brief description of each zoning district.

LAND USE

Goals

The following goals were developed based on community feedback to plan for opportunities and challenges regarding land use in Hooper:

1. Manage new growth and development to create a distinct and identifiable City.
2. Designate lands to accommodate a full range of land uses and to provide the citizens of Hooper City with necessary services and products.
3. Protect and preserve prime agricultural lands where possible, maintaining the rural atmosphere in Hooper.
4. Restrict development on and around sensitive lands and significant natural features including wetlands and floodplains.
5. Promote the Ogden Bay Waterfowl Management Area and Fremont Island as assets unique to the City of Hooper.

Community Feedback on Land Use

Feedback from the surveys, open houses, and focus groups conveys that Hooper residents highly value the community's rural character with access to natural spaces and want land uses to support this character. In fact, 82 percent of respondents to Survey One identified family farms as a type of land use that they would like to see enhanced and preserved in Hooper. Additionally, 81 percent of respondents selected single family residential, and 67 percent selected parks and preserves. In response to a question about priorities for additional community investments, the top two responses were protecting farmland and parks and civic spaces.

Residents communicated an understanding that growth and development put pressure on the open spaces, agricultural lands, and low-density development that are a significant part of Hooper's rural character. Consequently, residents in the Open House and Focus Groups both discussed the importance of planning for growth. Residents discussed the need for land use strategies to limit sprawling growth and/or overtly urbanized growth, as well as to allow specific growth that fits with the ideal of Hooper and meets currently unmet resident needs. They recognized the benefits of limited strategically placed growth, especially for new housing to accommodate retiring farmers, young adults wishing to remain in the community, and others who cannot maintain large properties. Residents also expressed desire for some limited commercial development, which

Why Embrace Our history?

The history of Hooper is held dear by community members of the city. Many of the men and women who live in the area today descended from early farmers who were instrumental in the founding of Hooper City. Remembering our past helps us to better understand the traditions, way of life, and culture that we value as a community.

The past can also help to inspire the future. History, combined with the small-town lifestyle and connection to the outdoors, is part of what makes Hooper stand out. This is a unique place that should be celebrated, preserved, and nurtured for years to come.

Hooper's Total Population: 9,123
Hooper's Adult Population: 6,176

Survey One: 737 responses
Survey One Response Rate: 11.9%

Survey Two: 515 responses
Survey Two Response Rate: 8.3%

benefits the community by providing increased tax revenue, but believe it should not take away from the overall feeling of Hooper. The Focus Group indicated an interest in a small "Main Street" that is quaint and nostalgic but updated; this idea was supported by Survey One, in which either additional shopping or places to eat in Hooper comprised 52 percent of responses. The concept of what the area may look like was unpacked in Survey Two.

Existing Conditions and Projections

Current Land Use

Hooper occupies 87 square miles, or about 55,932 acres. This includes Hooper's mainlands, wetlands, and Fremont Island in the Great Salt Lake. According the WFRC's 2018 Weber County Land Use Parcel dataset, which uses satellite imagery to analyze land uses, Hooper's 55,932 acres, 47,875 acres (85.6 percent) are currently non-developable. This means that 8,057 acres or 14.4 percent of Hooper's boundaries are developed or able to be developed. Of the developed or developable land, four land uses are most prevalent. These are single-family residential (32.8 percent), agricultural (31.5 percent), recreation and open space (21.0 percent), and vacant (13.0 percent). The remaining 1.7 percent of developed or developable land includes four other land use categories: multi-family residential, commercial, industrial, and civic or public.

Single-Family Residential

2,639 acres, 4.7 percent of total area, 32.8 percent of developed/developable land

This category includes detached single-family dwellings on a platted lot or parcel. After agriculture, this is the most predominant type of land use in Hooper. Residential developments of single-family homes have occurred adjacent to agricultural land uses and along all major roadways in the city.

Multi-Family Residential

12 acres, 0.02 percent of total area, 0.15 percent of developed/developable land

This land use category comprises attached single-family dwellings, such as duplexes, triplexes, and fourplexes; town homes; and residential structures containing two or more dwelling units for a single-family household. This category also includes condominiums, apartments, nursing homes and elderly housing, although Hooper does not have these housing options currently.

Agriculture

2,536 acres, 4.5 percent of total area, 31.5 percent of developed/developable land

Are 737 and 515 good response rates for Surveys One and Two?

Yes! They are even statistically significant response rates. To be 95% confident of the results with a margin of error of 5%, each survey would only need 362 responses.

Source: Mary Simpson

This category consists of all land areas used for agricultural purposes and that are not part of a recorded subdivision of lots. Hooper City continues to experience development pressure to utilize agricultural land differently. Agricultural land, by definition, describes lands engaged in productive use and therefore should not be considered vacant, underdeveloped, or undeveloped.

Hooper has a long history of agricultural property uses. A number of farms are located within Hooper and a large portion of community members have expressed a desire to maintain a rural atmosphere that is associated with continued farming and agricultural uses. The city, through this general plan, reaffirms its dedication to the agricultural use of its property and supports the maintenance of property for agricultural use, given the property owner's decision to continue that use.

The State of Utah has a process through which landowners with property in excess of five contiguous acres can designate their property as an "Agricultural Protection Area" (UCA 17-42). The city supports this designation and will assist any property owner seeking this designation to apply and maintain an Agricultural Protection Area classification. Such an area will provide all the protections and benefits listed in Title 17, Chapter 41, Part 4 of the Utah Code. The city recognizes that the agricultural protection designation is at the discretion of the property owner and that the owner may be removed from an Agricultural Protection Area at any time.

Civic or Public

130 acres, 0.23 percent of total area, 1.6 percent of developed/developable land

This category includes establishments or areas that provide educational, governmental, cultural, or social services for the community. In addition, the category includes churches, clubs, and organizations which serve smaller portions of the public. This category includes public and private schools, municipal offices, fire stations, churches, cemeteries, and any other similar use.

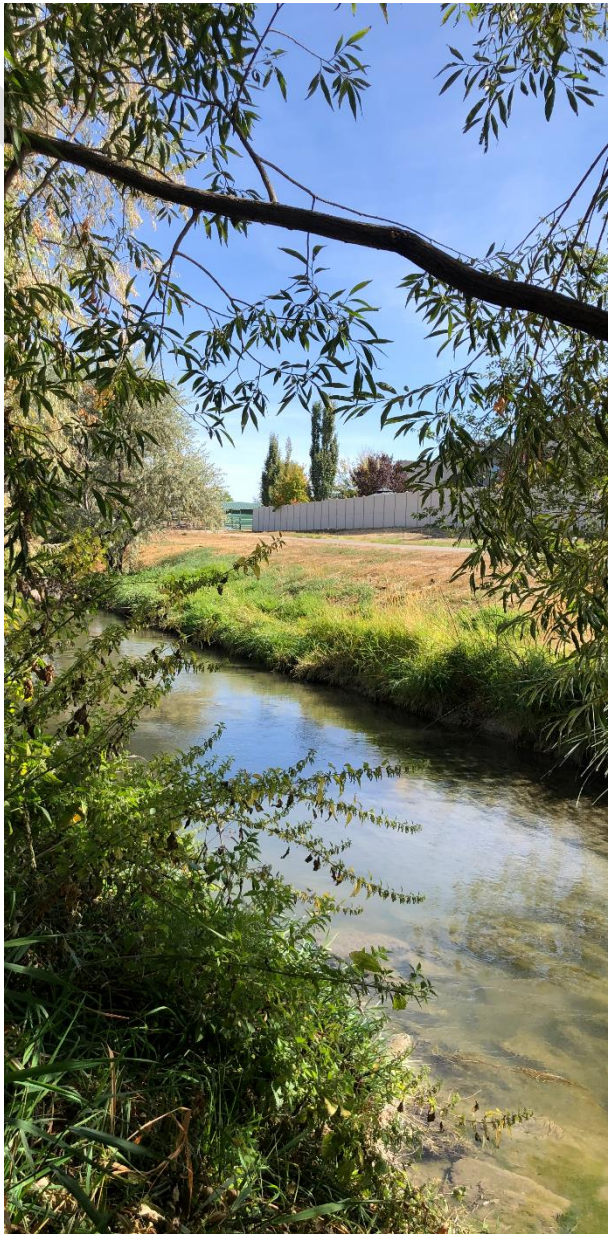
Roadways and Utilities

35 acres, 0.06 percent of total area, 0.43 percent of developed/developable land

This category consists of land used predominantly for streets, the public right-of-way, and utilities.

Commercial

32 acres, 0.06 percent of total area, 0.40 percent of developed/developable land



This land use designation includes establishments which engage in retail trade or provide services, such as restaurants, shopping centers, convenience stores, gas stations, and hotels.

Industrial

22 acres, 0.04 percent of total area, 0.27 percent of developed/developable land

This land use category includes establishments engaged in wholesale trade, storage, or distribution with little or no retail trade or services as well as establishments engaged in transforming raw materials into new materials, usually for distribution to other regions and not for sale or use on site. Generally, industrial development can be divided into light and heavy uses.

Vacant

1,050 acres, 1.9 percent of total area, 13.0 percent of developed/developable land

This designation comprises both vacant properties and properties whose land uses were undetermined at the time of data collection (2018).

Recreation, Open Space, and other Non-developable Land

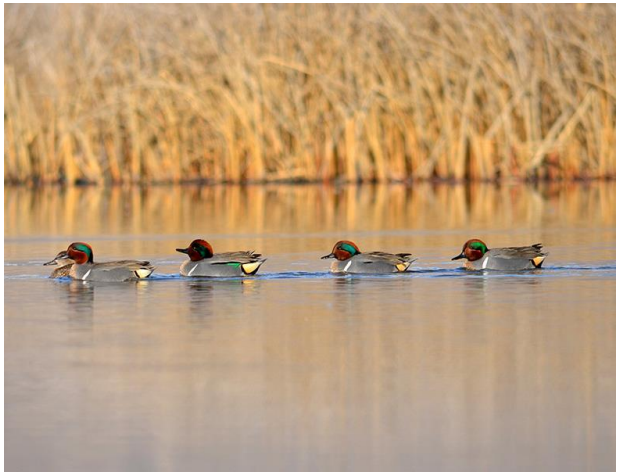
49,565 acres, 88.6 percent of total area, 21.0 percent of developed/developable land

This category includes public and private parks and recreation areas. Private areas include those used for active and passive recreation activities and may exist for commercial purposes, such as a golf course or recreation center.

- **Ogden Bay Waterfowl Management Area**

Ogden Bay Waterfowl Management Area is owned and maintained by the Utah Division of Wildlife Resources and encompasses almost 20,000 acres in and around the Weber River Delta on the Great Salt Lake. Area acquisition and development began in 1937 and much of the area now lies within the City of Hooper. Development primarily consists of the construction of an extensive series of dikes and headgates to distribute freshwater throughout the area. The end result is the conversion of dry, barren salt flats to productive wetlands consisting of shallow ponds, mud flats, and marshes.

Ogden Bay provides high quality wildlife habitat and is one of the continent's outstanding areas for nesting and migrant waterfowl, waterbirds, and shore birds. Over 250 species have been documented in the area including waterfowl such as Canadian geese, wild ducks, sandhill cranes and pelicans, raptors such as the Peregrine Falcon and Short-Eared Owl and large local populations of muskrats, skunks, weasels, raccoons, red fox, turtles, frogs, snakes, and deer. The



Source: Utah Division of Wildlife Resources

City of Hooper recognizes the importance of this unique resource to the city and is committed to working with the State to ensure its preservation and enhancement.

- **Fremont Island**

One of Hooper's most unique features is Fremont Island. The island is approximately 3,000 acres and lies just about seven miles west of the east shore of the Great Salt Lake. After years of private ownership, Fremont Island is owned by the state of Utah, managed by the Utah Division of Forestry, Fire, and State Lands, and protected under a conservation easement by the Nature Conservancy. Fremont Island offers a wild and natural setting for nature and history enthusiasts alike, and the policy prohibiting motor vehicles on the island works to protect this setting. Now that the land is public, the island presents some unique opportunities for tourism that could benefit the City in the long term.

Source: Salt Lake Tribune

Current Zoning Districts

Hooper's land is categorized into thirteen zoning districts in city code, although only nine districts are currently applied on the zoning map. Zoning districts determine what types of land uses are allowed or prohibited in different areas. Hooper has seven residential districts, two industrial districts, two commercial districts, one office district, and one agricultural district. Below find summarized descriptions of the thirteen districts.

Base Zones:

- **Residential (R1) Zone – 4,661 acres:** Provide opportunities for low density development of detached single-family dwellings where the minimum lot size is 40,000 square feet.
- **Residential (R2) Zone – 1,433 acres:** Provide opportunities for medium density residential development of detached single-family dwellings and the minimum lot size is 20,000 square feet.
- **Residential (R3) Zone – 99 acres:** Provided 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.
- **Residential (R4) Zone – 215 acres – This zone is no longer in code:** Provided 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. New properties can apply for

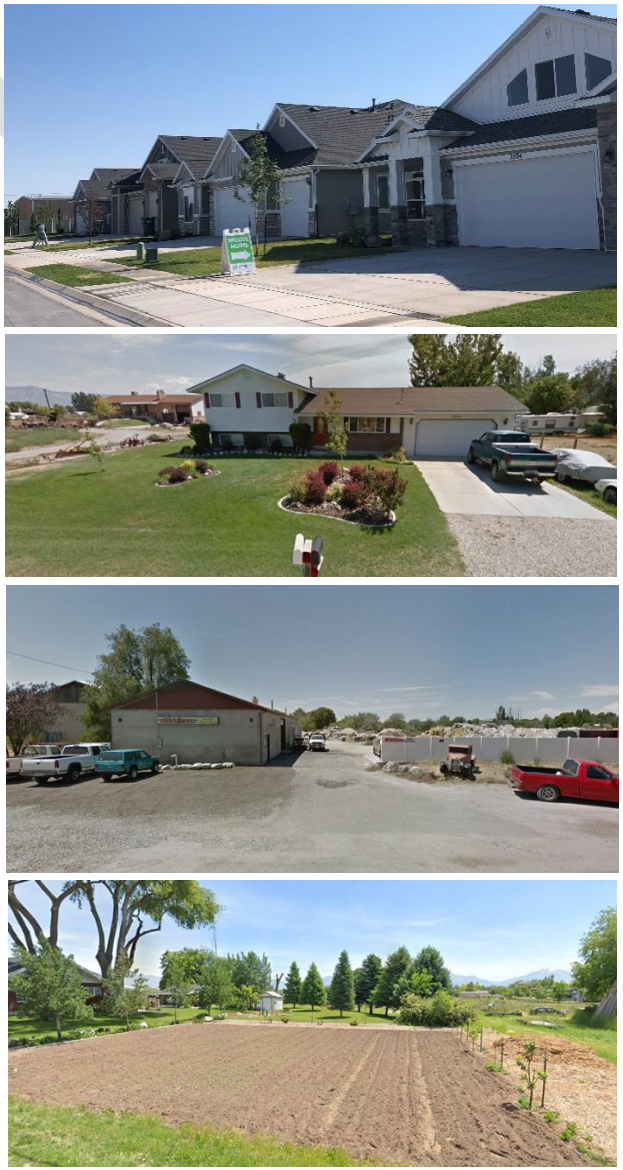
The Role of Land Use and Zoning

In the field of planning, land use is the concept of how the land in a given area is developed and utilized. Will it be left undisturbed for conservation? Used for farming or livestock grazing? Split into parcels and developed for houses or businesses? Designated for a new road or railroad?

Land use is the single most influential decision for how a town or city will grow, shrink, or remain the same. It determines where people can live, where they can work, where they can shop, and how close these different uses can be to each other. The organization of these land uses determines the layout of transportation, sewer, power, and water networks, and thus, determines the fabric of the community.

this zone only if they directly abut or adjoin an existing R4 property. A limited number of duplexes and twin homes are permitted as well. ***In use, no longer in code.***

- **Residential Open Space (ROS) Zone – 129 acres:** 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. ***In use, no longer in code.***
- **Residential (PATIO) Zone – 10 acres:** 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 Residential (Patio) Zone has a base density of six (6) dwelling units per acre. ***In use, no longer in code.***
- **Residential (PUD) Zone:** 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 Residential (PUD) Zone has a base density of six (6) dwelling units per acre. ***Not in use***.
- **Limited Industrial (M1) Zone – 46 acres:** Encourage light industrial development by providing and protecting an environment exclusively for such development, subject to standards that protect the nearby residential, commercial, agricultural, and public uses of property from hazards, noise, and other disturbances. Professional offices, financial institutions, and other similar uses may be appropriate when they provide services to the neighboring limited industrial businesses and/or employees.
- **General Industrial (M2) Zone:** Encourage heavy industrial development by providing and protecting an environment for such development, subject to standards that protect public health, safety and welfare. ***Not in use.***
- **Neighborhood Commercial (C1) Zone – 42 acres:** Establish commercial areas near residential areas that provide for the sale of limited merchandise and services required by the population primarily living within the immediate area.
- **Community Commercial (C2) Zone:** Establish areas for community shopping and clustered commercial activities along arterial streets that provide for the sale of a full range of merchandise and services required of persons living within several neighborhood service areas, as well as a rural trade area. ***Not in use.***



Source for the bottom three of the images directly above: Google Street View

- **Limited Office (LO) Zone:** Provide administrative, professional, and business office uses near residential base zones. ***Not in use.***
- **Agriculture (A) Zone:** Encourage the protection of prime agricultural lands and ensure the important environmental features of the State and Hooper City are protected and enhanced. Maximize opportunities for agricultural activities and an agricultural lifestyle in designated areas. Protect agricultural and range land uses and wildlife management areas from undue adverse impacts from adjacent development. ***Not in use.***

Overlay Zones:

- **Agricultural Protection Overlay Zone:** Implements the community's goals, objectives, and policies as related to agricultural lands, and protects agricultural operations within the zone from nuisance complaints related to the lawful conduct of the agricultural operation. It applies to any new subdivisions within 300 feet of a duly designated Agriculture Protection Overlay Zone as shown on the official zoning maps of the city.
- **Wetland Protection Overlay Zone:** Provide for land uses that are compatible with the function of wetlands; establish the boundaries of the existing natural wetlands within the City of Hooper; and promote the public health, safety, and welfare by limiting and/or placing additional restrictions on land use activities in and around wetlands.

Source: Mary Simpson


Source: Daniel Welch

Agricultural Protection Zones

Agricultural protection zones are agricultural zoning districts that not only allow agricultural uses (as do typical agricultural zones), but also designate agriculture as the principal land use. By so doing, important agricultural lands are preserved for farming, while non-agricultural uses are constrained. This land use policy provides stability to the farming community.

Other Benefits:

- reduces conflicts between farm and non-farm uses;
- maintains the rural character of a community;
- maintains a critical mass of farmland, which then allows businesses and organizations that support farms to remain viable;
- is a flexible preservation tool, which can be updated through a public zoning update process; and
- can be paired with other preservation tools, such as conservation easements.

Future Land Use

The future land use map guides Hooper's decisions moving forward (full map on page 28, excerpts below). It shows the desired future land uses in Hooper City, not what currently exists, and not what is currently zoned, necessarily. It can be updated and adopted in a revised general plan.

The 2022 future land use map intends to designate land uses in a way that enables Hooper to meet its land use goals to create a distinct and identifiable city with a full range of land uses, to maintain the rural atmosphere, and to protect natural spaces. The map achieves these goals in the following ways:

1. To maintain the rural atmosphere and protect natural spaces, the map designates most of the western, southern, and northern parts of Hooper to rural land uses, including agricultural, open space, wildlife space, and low to mid density residential areas.
2. To create a distinct and identifiable city with a full range of uses, the map concentrates uses that generate higher activity (commercial, civic, industrial, and high density residential) into two specific centers.

The two centers are 5500 S from 5100 W to 5900 W (Figure 1) and 4000 S from 5100 W to 5400 W (Figure 2). Currently, commercial, civic, industrial, and high density residential lands take up only 1.7 percent of developed or developable land in Hooper. The future land use map increases those uses to 2.75 percent. By concentrating them along the 5500 S and 4000 S corridors, residents can access some services and find employment in-town while preserving the rural and natural spaces that occupy most of Hooper. This layout also enables space for a few locally owned places to eat and shop, which Survey One, Open House, and the Commercial Development Focus Group all indicated as desired. Furthermore, it helps improve walkability.

Figure 1: 5500 S Center

Figure 2: 4000 S Center

RESERVED FOR FUTURE LAND USE MAP

Open Space and the Future Land Use Map

Many types of land use may come to mind when you hear "Open Space." Here, Open Space refers to generally undeveloped land (green space) or water area (blue space) that is open to the public, cemeteries, and developed recreational space, such as parks. Usually “undeveloped” Open Space areas are left natural and used for recreational purposes only, such as birdwatching, hunting, fishing, walking, or swimming.

In this map, wildlife/waterfowl areas and parks and cemeteries are marked separately. Both are subsets of Open Space.

2022 Future Land Use Map and Current Zoning:

The 2022 future land use map would lead to different development trends than those indicated by current zoning. The future land use map leads to a centralized development pattern that avoids sprawl, concentrating higher intensity development in two areas and keeping most other areas at very low intensity development. Current zoning would allow for a spread-out development pattern, where more of the community sits within a medium intensity residential zone.

Other Future Land Use Considerations: Environmentally Sensitive Areas

When planning land uses, environmental conditions and limitations must be taken into account. Drought conditions, wildfires, flooding, and earthquakes, among other natural hazards, could impact the viability of development choices. Water – either too much or too little – is a particular concern of residents.

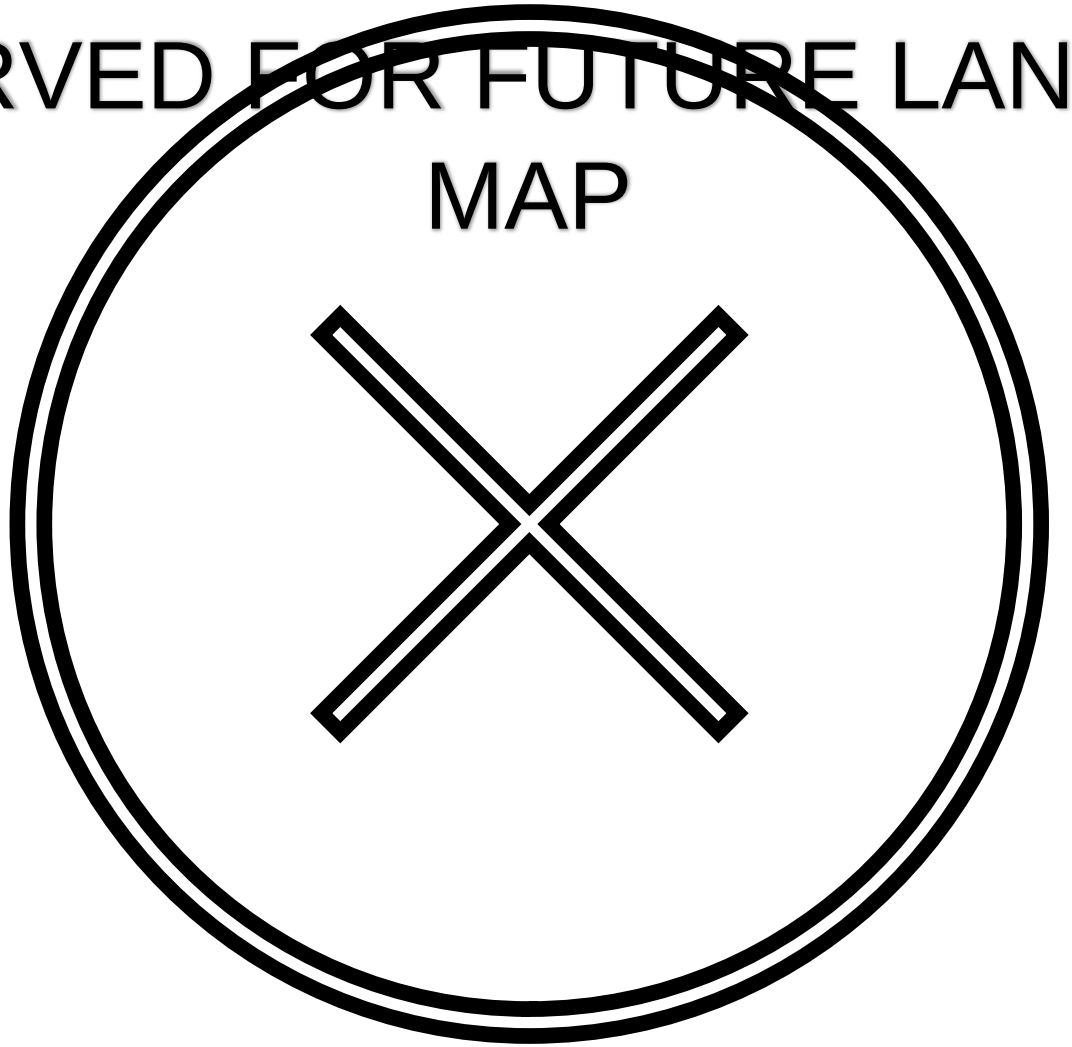
To help with community resilience, Hooper desires to better understand opportunities and constraints regarding the floodplain, wetlands, water bodies, and other sensitive natural land areas. Floodplain and wetland experts were consulted in the making of this plan; they recommended developing ordinances for development within the floodplain, on and near wetlands, and on and near other sensitive natural land and water areas. The floodplain and wetlands map on page 29 includes the FEMA-designated flood zone line; the area inside this yellow line is considered the floodplain. The map also shows federally-recognized wetlands and water bodies, which warrant special development standards and considerations too. The implementation tables include recommendations to further approach these issues.

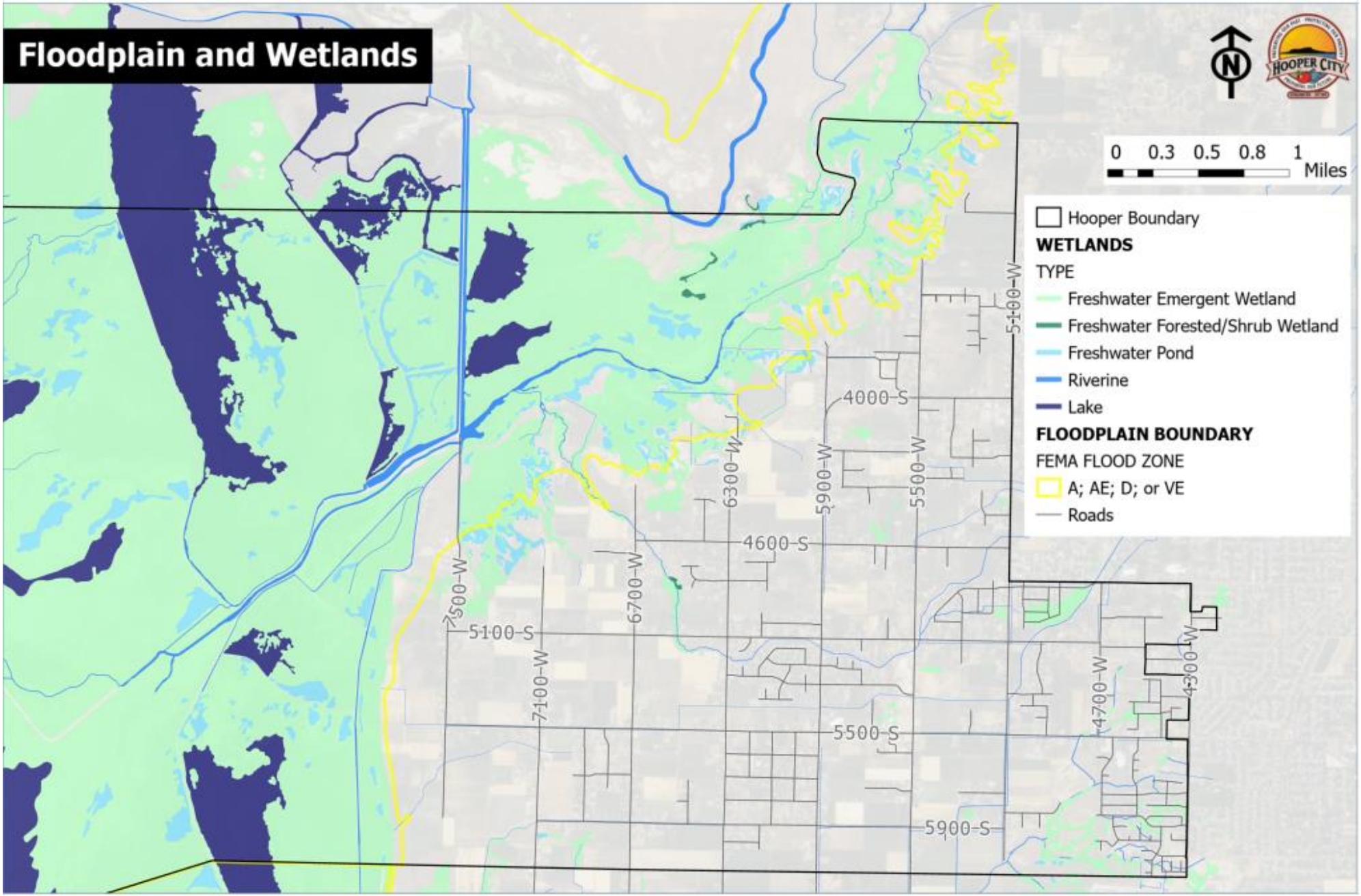
Are zones and future land uses the same thing?

While related concepts, zones and land uses are not the same. One zone can allow multiple land uses. For example, a typical single-family residential zone supports single family homes, home-based businesses, daycares, vacant lots, and parks. Additionally, the same land use can be found in more than one zone. For instance, various residential zones and open space zones designate parks as an appropriate land use.

Likewise, while the future land use map and zoning map are related, the future land use map is not a zoning map. Zoning is formally adopted in an ordinance (local law), but the future land use map is a plan and guide. The future land use map informs what general uses are appropriate in various areas. If zoning change requests go before the Planning Commission, they would check that those requests align with the future land use map. Hooper’s current zoning is fairly consistent with what is planned within the Future Land Use Map.

RESERVED FOR FUTURE LAND USE MAP




Floodplain and Wetlands
N
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Miles
Hooper Boundary
WETLANDS
TYPE
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
Lake
FLOODPLAIN BOUNDARY
FEMA FLOOD ZONE
A; AE; D; or VE
Roads
4000-S
4600-S
5100-S
5500-S
5900-S
5100-W
6300-W
5900-W
5500-W
6700-W
7100-W
4700-W
4300-W

2022 Hooper General Plan | Land Use Strategies – Table 1

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Coordination	Land Use	3: Work with engineering and environmental professionals to analyze environmental health indicators in order to regularly assess the effectiveness of regulations on development around sensitive lands.	Staff	Annually	$	Environmental health indicators show a trend of decreased pollution and increased health.	Bioindicators
Further planning	Land Use	8: Investigate three policies or programs to work in tandem with existing agricultural protection areas and provide additional support to those areas.	Staff	Short-term	$	Report is produced and present to elected officials.	American Farmland Trust: Farms Under Threat
Outreach & Education	Land Use	22: Provide education and resources on the benefits of planning for growth.	Staff	Annually	$	Views on social media postings of resources.	Wasatch Choice Vision
Regulatory	Land Use	32. Develop a list of criteria in accordance with the Land Use Management and Development Act (LUDMA) for reviewing and analyzing zoning change requests.	Staff, Legal staff	Short-term	$	Criteria is developed, objective, and clear to residents.	LUDMA - State of Utah
Regulatory	Land Use	41: Encourage commercial/industrial development that is compatible with the rural atmosphere and that will not have an adverse impact on surrounding properties and land uses. ·Adopt design standards to guide commercial development in the future center, including requirements for parking to be located in the rear of buildings, pedestrian oriented signage, landscaping requirements, sidewalk-facing primary entrances, and transparency (window) requirements	Planning Commission, Staff, City Council	Long-term	$	Municipal ordinances.	Example of Commercial Design Guidelines in a small-town: Lindon, Utah
Regulatory	Land Use	42: Adopt development standards for signage, landscaping, street improvements, and city entryways that promote and protect the city's rural character.	Planning Commission, Staff, City Council	Long-term	$	Municipal ordinances.	Design Standards Code example from Clearfield, Utah;

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Regulatory	Land Use	43: Update Hooper's zoning ordinances to support the future land use map.	Planning Commission, Staff, City Council	Long-term	$	Zoning Map. Municipal ordinances.	Hooper City Municipal Code
Regulatory	Land Use	44: Implement land use regulations that protect vegetation in buffer areas between developed areas and sensitive wetlands and waterways.	Planning Commission	Long-term	$	Municipal ordinances.	Jordan River Commission: Example Riparian Protection Ordinances
Regulatory, Outreach & Education	Land Use	50: Encourage natural features to be incorporated and preserved in the design of new developments. Promote use of landscaping techniques that incorporate species native to the area and conserve water.	Planning Commission	Long-term	$	New developments incorporate natural features and use water-wise measures.	Waterwise Landscaping example from Lehi, Utah
Regulatory, Outreach & Education	Land Use	51: Promote land use practices that protect water quality, conserve land, and accommodate development.	Planning Commission	Long-term	$	Municipal ordinances.	Connect our Future: Conservation Development
Coordination, Further planning	Land Use, Open Space	7: Partner with the Utah Division of Wildlife Resources and the Utah Office of Tourism to develop an Ogden Bay WMA and Fremont Island Tourism Plan that is environmentally responsible.	Staff	Long-term	$$	Tourism Plan is adopted.	Utah Office of Tourism; Utah Division of Wildlife Resources
Grant application	Land Use, Open Space	15: Apply for funding opportunities for open space and agriculture preservation.	Staff	Long-term	Match	Grants are awarded.	National Sustainable Agriculture Coalition: Farm Bill Grants

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools	
Regulatory	Land Use, Open Space	33: Adopt and enforce ordinances that promote a rural and consistent design aesthetic and protect open space to the greatest extent feasible.	City Council	Short-term	$	Design standards are researched, materials for adoption are created, and new ordinances are passed.	An overview of design standards	
Regulatory	Land Use, Open Space	34: Adopt an ordinance requiring the following of national and state standards for development of, in, and adjacent to sensitive lands, waterways, and other special natural features.	City Council	Short-term	$	Municipal ordinances.	Example Ordinance: Wetlands and Lakes in Lower Paxton, PA	Example Ordinance: Identification of Floodplain Areas in Lower Paxton, PA
Regulatory	Land Use, Open Space	35: Adopt an ordinance for the area within the FEMA-designated floodplain that requires additional studies before development as well as structural standards with development. Any development in the floodplain should not displace more than one-foot of water. The ordinance should include language about adjusting boundaries as needed after a detailed study of an area shows a smaller or larger boundary than currently documented.	City Council	Short-term	$	Municipal ordinances.	Example Ordinance: Floodplain Management in Lower Paxton, PA	

2022 Hooper General Plan | Land Use Strategies – Table 4

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Regulatory	Land Use, Open Space	36: Adopt an ordinance for wetlands, rivers, streams, and other natural water features designated by the National Wetlands Inventory and the National Hydrography Database that requires additional studies before development as well as structural standards with development. The ordinance should include language about adjusting boundaries as needed after a detailed study of an area shows a smaller or larger boundary than currently documented.	City Council	Short-term	$	Municipal ordinances.	Example Ordinance: Natural Features Preservation in Lower Paxton, PA
Regulatory	Land Use, Open Space	45: Investigate an appropriate buffer distance for development around wetlands, rivers, streams, and other natural water features designated by the National Wetlands Inventory and the National Hydrography Database. With an established buffer, adopt an ordinance requiring additional studies before development as well as structural standards with development.	Planning Commission, Staff, City Council	Long-term	$	Municipal ordinances.	Example Ordinance: Wetlands and Lakes in Lower Paxton, PA; Example Ordinance: Regulatory Wetlands in Lower Paxton, PA
Regulatory	Land Use, Governance,	28: Maintain and clarify Hooper's agricultural protection overlay zone. Regularly assess how these zones are functioning at preserving open space and agricultural areas, and update ordinances if necessary.	Planning Commission, Staff, City Council	Annually	N/A	Zoning Map.	Hooper City Municipal Code

2022 Hooper General Plan | Utilities/Infrastructure Strategies

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Coordination	Utilities/ Infrastructure	5: Continue to promptly submit zoning changes to the Water Improvement District (WID) and to coordinate with the WID about city-led infrastructure improvements.	Planning Commission, Staff	Short-term	$	Zoning changes are submitted within one week.	Hooper Water Improvement District
Further planning	Utilities/ Infrastructure	11: Conduct a feasibility study regarding providing wastewater collection and treatment for all properties within the city.	Consultant, Staff	Long-term	$$$	A study is conducted.	Apply for TLC funding
Infrastructure	Utilities/ Infrastructure	20: Support the construction and use of pressure irrigation systems as a means of conserving culinary water.	City Council, Planning Commission	Long-term	$	Number of pressure irrigation systems installed.	Example: pressure irrigation standards
Regulatory	Utilities/ Infrastructure	47: Update ordinances to require that new developments place utilities and distribution lines underground.	City Council	Long-term	$	Municipal ordinances. New developments have underground utilities.	Example: Underground Utilities Ordinance from Des Moines
Regulatory	Utilities/ Infrastructure	48: Continue to require developers to work with utility and service providers on a services and utilities provider plan prior to development approval.	City Council	Long-term	$	Municipal ordinances.	

HOUSING

Because housing is such a crucial part of everyone's daily lives, communities can use general plans to explore housing problems and potential solutions. Commonly, housing issues arise from population change (growth that exceeds housing supply or decline that leaves behind vacant lots). Housing design, affordability, density, safety, and location are all qualities that communities can consider in their General Plans to address housing problems. Utah as a whole has experienced rapid population growth in recent years. The growing population has spurred lots of development, yet the housing supply is generally not keeping up with demand. Weber County is experiencing rapid growth as other areas have become increasingly cost-prohibitive. Like other smaller communities along the Wasatch Front, Hooper will be increasingly impacted by the demand for housing and may face increasing pressure to use land for housing. In fact, 77 percent of Survey One respondents already view growth as happening too fast. Proactive planning is necessary to balance preserving Hooper's rural character with providing additional housing opportunities that allow Hooper's young adults to remain in the community. Both this housing chapter and Hooper's 2019 Moderate-Income Housing Plan should be used to guide housing decisions in Hooper.

Goals

The following goals were developed based on community feedback to plan for Hooper's housing character and housing opportunities:

1. Proactively plan for additional housing that upholds the community's character through rural growth management strategies.
2. Provide suitable housing options for Hooper's current residents, including young adults, single parents, aging adults, and retiring farmers.
3. Develop new housing contingent upon available infrastructure and public services and with consideration of environmental impacts.

Housing & Development Strategies

Communities can utilize different strategies to balance development needs like housing options or local business with open space and agricultural lands. Some strategies include:

- **Traditional Neighborhood Development:** a development type that concentrates growth in central, walkable areas that host community needs like schools, parks, and grocery stores; it minimizes sprawl and helps relieve development pressure on outlying open space.
- **Time Restriction:** an ordinance that limits development of housing units to a defined number per year.

Community Feedback on Housing

Public feedback revealed several priorities and opinions about housing. Some survey questions about housing and lifestyle produced a clear most popular response; however, all response options were selected by residents for every question, which conveys that the community holds a diversity of opinions. Generally, residents enjoy the current distribution and design of housing because it contributes to the rural character of the community. In fact, 80 percent of respondents to Survey One agree or strongly agree that single-family homes on larger lots should be encouraged. 82 percent of respondents believe that design guidelines for housing is at least somewhat important. At the same time, 80 percent view being able to stay in Hooper through retirement as very important, and 84 percent consider it somewhat or very important that their children can remain in Hooper.

Conversations at the Virtual Open House, In-person Open House, Large Landowner Focus Group, and Housing Focus Group provided further insight into the community's thoughts on and challenges with housing. Residents discussed how to simultaneously preserve open space, accommodate growth, and avoid an expansive sea of housing. They expressed a desire to focus on responsible and sustainable growth by identifying specific areas to allow growth, such as Main Street, thereby lessening development pressure on the rest of Hooper. Residents have also expressed a desire, in specific areas, for some smaller residential lots that are easier to maintain and more affordable and for accessory dwelling units (mother-in-law apartments). Single parents, young adults, aging adults, and others may need these housing options to remain in Hooper. Residents brought up that the next generation is much less likely to pursue farming; often, farmers retire and desire to move to properties requiring less work, but there is no one to replace them. They also raised the issue of infrastructure. Residents pointed out that infrastructure plans, especially for meeting the community's water needs, should be in place before development occurs. View the full public engagement results at the city offices during regular business hours.

Source: Mountain Luxury Real Estate and Lodging

Existing Conditions and Projections

As introduced in the land use chapter, Hooper has historically been largely agricultural and rural in nature, with significant open space, wetlands, agricultural lands, and other natural areas. Residential development has predominantly been single-family dwellings on large lots in residential and agricultural zones. Residential parcels, particularly on the west side of Hooper, typically range from about one to five acres. This very low-density development is spread out, with housing spread along the half-mile by half-mile roadway grid and surrounded by open space. Parts of Hooper contain 1/4-acre lots, 1/3-acre lots, and housing subdivisions with mixed lot sizes. The eastern side of Hooper contains most of the lots under one acre.

Housing, specifically single-family dwellings, occupies a significant portion of Hooper's developable land. Single-family parcels occupy 2,639 acres, and agricultural lots (farms), which permit single-family detached homes as well, comprise 2,536 acres. Multi-family residential parcels take up just 12 acres. Altogether, 5,187 acres allow residential development; with 2,482 total housing units, this means that Hooper's overall housing density is 1 residential structure per 2.1 acres of residential land (Table 5). This conveys a general pattern of large lots and low density. Compared to Weber County as a whole, Hooper offers far fewer rental options.

Table 5: Housing Availability

	Total Housing Units	Total Occupied Units	Vacant Units	Owner-occupied Units	Renter-occupied units	Owner- occupied units with a mortgage	Median number of rooms	Residences built before 1970
Hooper	2,482	2,439, 98%	43, 2%	2,339, 94%	100, 4%	1,875, 81%	7.9	351, 14%
Weber County	91,756	83,590, 91%	8,166, 9%	61,386, 73%	22,246, 27%	43,523	6.4	32,757, 35.7%

Source: US Census Bureau's American Community Survey 5-Year Estimates, 2019

Housing costs are directly linked to affordability. The standard recommendation is that households pay no more than 30 percent of their household income on housing costs, such as rent, utilities, and maintenance. Affordable housing units are those costing less than 30 percent of the household's income. When households must pay greater than 30 percent, they are considered cost burdened. This means that their housing expenses may cause them to forgo other necessities, such as sufficient food, or live paycheck by paycheck. Hooper's mortgage-paying homeowners are more likely to be cost-burdened than homeowners throughout Weber County, but no Hooper homeowners without a mortgage are cost-burdened (Table 6). While one-fifth of Hooper's mortgage-paying homeowners are cost-burdened, over one-third of Hooper's renters are. On the

other hand, compared to Weber County as a whole, Hooper's renters are also less likely to be cost-burdened, despite paying 325 dollars a month more on rent.

Table 6: Housing Costs

	Median value of owner- occupied houses	Median monthly homeowner costs for units with a mortgage	Median monthly homeowner costs for units without a mortgage	Median monthly rent	Rate of cost-burdened owner-occupied, mortgage-paying households	Rate of cost-burdened renter-occupied households
Hooper	$330,300	$1,774	$408	$1,216	24.9%	36%
Weber County	$220,600	$1,378	$415	$891	22.3%	41.7%

Source: US Census Bureau's American Community Survey 5-Year Estimates, 2019

Looking at housing availability and affordability together paints a picture for housing needs in a community. To support Hooper's projected 2030 population, Hooper would need about 1,890 new housing units. At least 384 new affordable units might be needed for households under 80 percent of the area median household income (AMI). More specifically, 117 units may be needed for extremely low-income households (less than 30 percent of AMI). Low-income households (between 30 and 50 percent of AMI) may require 28 new units, while moderate income households (50 to 80 percent of AMI) may need 173 additional units. These unit counts may not include buildings permitted by Hooper but not yet built. Calculations may change as data gets updated annually.

Future Housing

In the face of potentially substantial population changes in nearby areas, proactive planning regarding housing will be crucial, especially to maintain the small-town character that Hooper residents overwhelmingly value as well as ensure that growth happens as infrastructure permits. Hooper has identified open, natural spaces and agricultural lands as central to Hooper's character.

Various strategies exist to preserve open space while providing housing options. There is opportunity for Hooper to maintain the agricultural protection zone. Additionally, policies about time constraints on unit development can help communities manage growth in desirable ways.

2022 Hooper General Plan | Housing Strategies

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Regulatory	Housing	30: Update residential design ordinances to comply with 2021's House Bills 1003 and 98.	Planning Commission, City Council	Short-term	$	Municipal ordinances.	Utah Housing Legislation
Regulatory	Housing	31. Decide upon rural land use policies and then adopt ordinances according to the decided-upon policies.	Planning Commission, City Council	Short-term	$	Municipal ordinances.	
Regulatory	Housing, Transportation	39: Require adequate transportation to be built to support new housing and enhance street connectivity.	Planning Commission, City Council	Short-term	$	Municipal ordinances.	Utah Street Connectivity Guide

Source: Mountain Luxury Real Estate and Lodging

Source: Mountain Luxury Real Estate and Lodging

COMMERCIAL USES

The economy is a crucial component of any community. Many economic conditions are worth considering in a General Plan. To best understand economic development options, transportation, land use, housing, and demographic patterns must all be taken into account. Why? There are land use considerations: most businesses need physical space to operate in. There are demographic considerations too; for example, most businesses want nearby employees. Finally, there are housing and transportation considerations. Those employees have to transport themselves between their homes and their jobs.

Goals

1. Establish a heart of the Hooper community at 5500 S and 5500 W through ordinances and marketing, where residents and visitors can obtain every-day goods and services.
2. Enhance pedestrian safety and desirability in the area.

There are many reasons to consider the future of commercial development. Quality of life varies greatly based on what is accessible to residents in terms of both goods and services, as well as jobs. Making room for the uses the community would like to see in their community, such as grocery and service options, can be done through planning and zoning. Certain types of commercial development may be inappropriate in areas with incompatible uses. This can be managed through planning and zoning as well. The future land use map achieves both these things. Another contributing factor to a high quality of life are city-provided services and amenities. Sales tax is a major source of revenue for most cities. In Hooper's case, where city-specific property tax is next to nothing, additional sales tax could expand the ability of the city to provide amenities to the community significantly. Commercial development and new businesses could expand the sales tax base.

Community Feedback on Commercial Uses

Residents expressed desire for some limited commercial development, but believe it should not take away from the overall feeling of Hooper. The Focus Group indicated an interest in a small "Main Street" that is quaint and nostalgic but updated; this idea was supported by Survey One, in which either additional shopping or places to eat in Hooper comprised 52 percent of responses. In Survey Two, residents chose locally-owned shops, cafes, and restaurants as the most preferred way to support funding city improvements.

Main Street

Why are so many communities turning focus back to their Main Streets and downtown corridors? More and more, economists, local elected officials, planners, and residents alike are recognizing the economic and social benefits of a healthy Main Street. A strong Main Street reflects that a community is hopeful, proud, and has a high level of investment in its wellbeing.

A well-maintained, healthy central core thus communicates to residents not only that the town is worthy of their investment but also that they, the residents, deserve to live in a great place.

Source: HooperCity.com

Existing Conditions and Projections

Market, Industry, and Employment Conditions

Looking at the relationship of economic and demographic traits can reveal important information about a community, such as where people tend to spend their money, what activities residents prefer to engage in, and what community amenities may be desired. Hooper has three primary Tapestry Segments, which are subsets of the population linked by shared demographic, market, and lifestyle traits. Tapestry Segments can guide anyone from local entrepreneurs to planners in understanding a community's market-based opportunities. Find summaries of the traits of Hooper's dominant Tapestry Segments—Soccer Moms, Green Acres, and Up and Coming Families—in Table 7.

Source: Hooper resident.

Table 7: Characteristics of Tapestry Segments

	Percent of Hooper's population	Major Lifestyle Traits	Household Budgeting Traits	Shopping Habits	Hobbies
Soccer Moms	65.6	Affluent Family-oriented Country living	Spends 27-41% more than U.S. average across all categories; 41% higher than U.S. average in spending on social security & pensions.	Family-oriented purchases, buy multiple vehicles (SUVs, Minivans) and televisions	Outdoor physical fitness, sports, going to theme parks and zoos
Green Acres	31.3	Country living Outdoor living Self-reliant Conservative	Spends 11-21% more than U.S. average across all categories; spends the least on housing and the most on health care.	Cautious consumers, buy multiple vehicles (trucks, SUVs, ATVs)	Home improvement projects, gardening, hunting, fishing, motorcycling, hiking, camping, golfing, physical fitness, participating in community organizations
Up and Coming Families	2.4	Young & mobile Ambitious Ethnically diverse	Mostly spends at or slightly above the U.S. average, but spends 7% less on education.	Price-careful, will use the internet to shop, buy latest technology	Watching movies, golfing, running, weightlifting, going to theme parks and zoos

Source: Esri: Explore your Neighborhood

Source: Google Street View

Although Hooper's economic data suggest mostly positive trends, Hooper residents are less financially optimistic than residents of Weber County or Utah as a whole (Table 9). Financial optimists are people who expect their financial situation to be better one year into the future; therefore, they are more willing to spend money and contribute to local economic stimulation. Less than half of Hooper's population reports being financially optimistic. However, reflective of Utah's strong economy, Hooper is more financially optimistic than the average U.S. community.

Table 8: Hooper Taxable Sales

Year	Taxable Sales
2015	$19,717,023
2016	$21,699,883
2017	$25,369,897
2018	$28,697,407
2019	$32,519,098

Source: Utah State Tax Commission – Taxable Sales

Table 9: Financial Optimism

Place	Rate of Optimism
Hooper	46.6%
Weber County	50.1%
Utah	51.2%
United States	39.2%

Source: Esri: Explore your Neighborhood

Future Commercial Uses

The future commercial center of Hooper has long been envisioned at the intersection of 5500 S and 5500 W, as indicated in the Future Land Use Map. Historically, this area was home to a local burger joint, along with other neighborhood favorites. A revitalization of this area is planned to be a small center with neighborhood amenities, rather than major commercial that serves a larger area than Hooper. A preference for unique, locally owned businesses has been voiced. The area should be walkable, with plenty of pedestrian amenities--namely sidewalks. Pedestrian amenities could also include streetlamps, pedestrian oriented signs, greening on the street such as trees or planters, and seating options such as benches. Safety improvements would likely need to be made in this intersection and on 5500 S to accommodate pedestrians. The commercial area should have a sense of place and may include design regulations to ensure that the character of Hooper is reflected.

Another form of commercial enhancement available to Hooper is an expansion of home-occupation opportunities. Providing high speed, reliable internet can enable residents to successfully work from home and will support in-home businesses.

From the data and the survey responses, it is clear that Hooper needs economic development strategies tailored to its small-town culture. The addition of a handful of several local, small businesses in a small Main Street area, as provided for in the future land use map, would accomplish several things: provide convenient access to goods and services, increase local employment opportunities, increase city revenue through sales tax (enabling desired community improvement like parks and trails maintenance and expansion), strengthen the city's sense of place, showcase the city's historic and cultural roots, serve as a gathering place for the community, and promote walking and biking. Ordinances regarding the style, design, and density of the commercial area can ensure that all new businesses reflect Hooper's character. A collaborative marketing campaign among business owners could be an affordable way to help promote these new businesses.

What are your thoughts about a Main Street in Hooper?

"I would like to see more small to medium size businesses come to Hooper."

"This area could be considered the "heart" of the city and provide many opportunities for small shops and cafe's. It could be a "gathering" place and an appealing entrance to our city."

"This would be one of the only ways to increase tax revenue without increasing property taxes. Hooper must add some form of businesses to keep the city affordable to live in."

"The look and feel needs to be a unified old town charm."

"I think this would take away from the rural atmosphere of Hooper."

"Main concern is safety. Another concern would be what is allowed on main street. I would like to see mom and pop shops NO big box stores or chains."

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools	
Outreach & Education	Economic Opportunities	24: Market the future center to developers, local entrepreneurs, and business owners.	Planning Commission, Staff, City Council	Short-term	$	Existing local businesses succeed and expand, and new local businesses successfully start up.	Chron: How to Bring Business to Small Towns	
Regulatory	Economic Opportunities	29: Establish impact fees to ensure that development generates city revenues adequate to cover the cost of providing necessary services.	City Council	Short-term	$$	Municipal ordinances.	American Planning Association: Policy Guide on Impact Fees	
Regulatory, Outreach & Education	Economic Opportunities	49: Encourage home occupations that are not disruptive to neighborhoods or the community at large through partnerships, entrepreneur training opportunities, and revisiting municipal code.	Planning Commission, Staff, City Council	Long-term	$	Municipal ordinances. Business training opportunities occur.	Ogden-Weber Chamber of Commerce	West Davis Chamber of Commerce

TRANSPORTATION

Utah Code §10-9a-403 requires that every general plan includes a transportation and circulation element. The element must address the location and condition of existing street typologies, active transportation infrastructure, and transit options. It must also correlate with population and economic projections and relate to the land use element of the general plan. This section of the plan satisfies the requirements of the Utah Code for the transportation and circulation element.

The Transportation element focuses on connecting residents with the places and amenities required to satisfy their daily needs. It considers not only vehicular travel, but also walking, biking, and other modes of transportation. We expect that Hooper's population will continue to grow in the next few years, with some projections estimating a 2030 population of 12,528 residents (based on 2010 census data). It is critical that the city finds strategies for accommodating this growth while preserving the 'small town, rural feel' that residents most love about Hooper.

Goals:

1. Create a transportation system that serves all users including emergency response vehicles, cars, bicycles, and pedestrians in the most safe and efficient manner possible.
2. Create a road system that is visually attractive and an asset to the community.

Community Feedback on Transportation

Between December 2020 and April 2021, two focus group meetings were held specifically to discuss transportation. Residents were divided between those wanting to maintain elements of the roadways that lend themselves to the rural character of the area and those interested in increasing the number of safety features and amenities. At the In-person Open House on September 21, 2021, residents overwhelmingly preferred a gridded, connected street network. They especially valued the ease of navigation and finding addresses, as well as the better access provided.

Numerous community members expressed interest in multifunctional bike and equestrian paths and sidewalks that are well connected. Newer subdivisions include gutters, curbs, and sidewalks in the development, but older areas lack those features. Particular feedback was shared about cars often far exceeding posted speed limits when traveling on Hooper roads. There was some interest in increasing safety features such as speed signs and flashing stop signs. Residents communicated desire for painted lane markers and dedicated turn lanes as well.

Existing Conditions and Projections

With respect to transportation, Hooper City is uniquely situated within the region. It sits at the northern end of the Ogden/Salt Lake/Provo metro-plex and at the western terminus of SR-37 and SR-98. It is essentially at the end of the line. Because of this, Hooper does not currently accommodate high volumes of regional or "pass through" traffic. The dominance of local traffic in Hooper will change somewhat with the construction of the proposed West Davis Corridor. The highest predicted traffic counts rise to 14,000 vehicles per day on 5500 South (Table 10).

Trips and Commuting. Most trips taken by Hooper residents are commuting trips between residences within Hooper to employment, education, or recreational destinations outside of Hooper. In 2018, 83.6% of workers in Hooper, UT drove alone to work, followed by those who carpooled to work (7.09%) and those who worked at home (5.37%) (ACS 5-Year Estimates 2019). The top cities where Hooper residents work are Ogden, employing 715 people; Salt Lake City, employing 389; and Layton, employing 225 (WFRC Commuter Flow Map). Some destinations

Planning for Transportation

The transportation system is highly complex and requires substantial data and coordination to evaluate properly. Such detail is beyond the scope of a general plan. This chapter takes a broad, interdisciplinary approach to transportation. The City intends to undertake a detailed analysis of the transportation system through a Master Transportation Plan. Completion of that plan then facilitates the development of a specific Capital Improvement Plan.

> *"I don't think the curve on 4000S and 5900W will be safe for all the planned developments around it. I also think we need a stoplight by Sinclair on 5500S."*
>
> *"Some streets need to be widened a bit and the lines repainted."*
>
> *"We need safe bike and ebike trails."*
>
> *"Seems there's potential that [alternative transportation] options might lead to an increase in traffic, which would make Hooper too much like other cities."*

within the city, such as the elementary school, dance studio, post office, town halls, wildlife refuge, and city hall, generate trips within the communities' boundaries.

Table 10: Existing and Projected Traffic Condition

	5500S	5500W	5900W	4000S	4700W
Current Average Vehicle Count	11,500	1,400	3,600	3,900	2,000
Projected Vehicle Count 2050	14,000	7,900	8,300	10,000	3,400

Source: WFRC Traffic Volume Map; https://wfrc.org/traffic-volume-map/

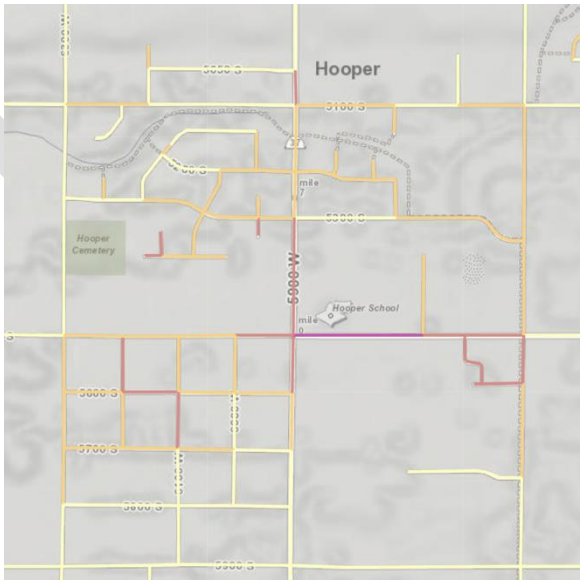
Public Transportation. Hooper's access to other places is currently provided predominantly via automobiles. No public transportation services are available within the city; however, some residents utilize the light rail station in Roy.

Infrastructure. Many roads in Hooper run parallel to irrigation ditches still in use by the farming community. Because of this, the shoulder can be narrow, limiting future land additions, sidewalk additions, or bike facility additions.

Street Network. From a long-range planning perspective, the transportation network is a significant element affecting both how a community grows and its physical design. Hooper City has a well-established network of arterial and collector roads on a half-mile grid and is served by two state highways, SR-37 (4000 South/5900 West) and SR-98 (5500 South). Within the grid, development of local roads has occurred in a rather piecemeal fashion to serve individual developments. The oldest developments utilized a connected grid system within the larger half-mile grid, which provides great connectivity in those areas. That road network disperses vehicular traffic efficiently and results in the most direct routes for (and therefore the highest usage of) pedestrians and cyclists. Figure 5 shows how the area surrounding 5500S and 5500W, proposed as a commercial Main Street, has the highest pedestrian travel demand score in Hooper City. This indicates that the area would benefit from active transportation infrastructure, discussed on page 53 and in the Parks, Trails, and Open Space chapter.

Newer developments utilize a disconnected road network with loops, dead-ends, and minimal intersections. This results in a local road network lacking in options for vehicles, pedestrians, and cyclists alike. Because Hooper remains largely undeveloped, the community has an opportunity to plan new roads to support a connected, safe, and efficient network. Where connectivity cannot be achieved for vehicles, bike or pedestrian routes can still provide connectivity for residents.

Figure 5: Pedestrian Counts on Streets



Pedestrian counts are highest along Hooper's commercial stretch and among Hooper's gridded street network.

Hooper's street-adjacent bike and pedestrian path on 5500 W.
Source: Google Street View

Street Classifications. The efficient movement of vehicles within any community is dependent on a balance between all types of street facilities: limited access highways, arterials, collectors, and local streets. This classification system and how it is implemented can, to a large extent, determine land uses adjacent to it.

The classification system should be thought of in terms of mobility and access. Roads that provide for greater mobility, such as arterials, result in reduced access to adjoining parcels. Whereas local roads, which provide much greater access, result in reduced mobility. This important relationship should always be considered when allocating future land uses along existing or planned roads. Further, functional classifications are useful for establishing design standards (right-of-way widths, pavement sections, sidewalk widths, pavement depths, etc.) for roadways.

LIMITED ACCESS HIGHWAY - Limited access facilities provide for intra-county or inter-municipal traffic of substantial volumes. The purpose of limited access highways is to move high volumes of traffic between greater distances. As the name implies, access is strictly controlled and opposing lanes are separated to more effectively and efficiently move high volumes of traffic. This class of roadway is almost always under State or Federal jurisdiction since their main purpose is regional traffic movement. Interstate 15 is a prime example of a limited access highway in Weber County. There are no limited access highways within Hooper City, although the proposed alignment of the West Weber Corridor would partially lie within the city limits.

WEST WEBER CORRIDOR - The first phase of construction will connect to I-15 and Legacy Parkway at approximately Glovers Lane in Farmington, extending west and north, terminating at 4500 West and the future extension of S.R. 193 in West Point. In future phasing of construction, the highway is planned to extend to 1800 North in Clinton. The Utah Department of Transportation has not yet begun acquiring right-of-way nor designing the roadway but the proposed alignment through Hooper is along 5100 West Street and indicated on the Transportation Map on page 51. Access within Hooper City is planned at the intersection with SR-37 (4000 South Street) and SR-98 (5500 South Street).

Limited access highways such as the West Davis Corridor create a significant linear barrier within a community due to the limited number of crossings. In addition, noise levels can have a profound adverse impact on surrounding land uses.

There are also opportunities associated with limited access highways. Specifically, interchanges provide a natural area for auto-oriented commercial uses such as gas stations and convenience retail. In addition, higher density residential works reasonably well due to the higher degree of mobility afforded by easy, close access to the regional

Source: Chantel Murrah

Source: Mary Simpson

transportation system. Easy access is also an important factor to some light industrial uses and transit-oriented businesses such as freight handlers and warehouses. Those types of land uses are not typically noise sensitive and therefore work well in close proximity to the highway.

ARTERTIAL ROADWAYS - The main function of an arterial roadway is to move large volumes of traffic from one place to another. Planned access is a secondary function. For that reason, the number of access points on an arterial should be held to a minimum. Each access is a friction point that reduces the ability of the thoroughfare to perform its major function - that of moving traffic.

COLLECTOR STREETS - Collector streets "collect" traffic from the local streets and move it to an arterial roadway at controlled intersections. They also provide property access, and thus can be important streets on which to include active transportation infrastructure. However, the number of lots fronting onto a collector should be minimized to reduce the number of driveways or friction points.

LOCAL STREETS - Local streets provide access to private property and allow movement via different modes, such as walking, biking, and driving. In any subdivision or neighborhood, most housing units will front onto a local street. In these areas there is little concern about limiting or restricting access because, if designed correctly, traffic should be very light and mostly limited to residents who live on that street.

Various street configurations in Hooper.
Source for all of the above: Google Street View

Low-Cost Solutions for Improving Walking and Biking Conditions

Improving conditions for walking and biking brings big benefits to small towns. Active transportation networks:

- Allow people to travel freely throughout town even without a car.
- Improve mental and cardiovascular health.
- Reduce traffic congestion and air pollution.
- Create a desirable atmosphere for residents, visitors, and businesses.

For the many benefits it provides, the cost of implementing better active transportation infrastructure is not insurmountable. Planting trees and flowers between the road and sidewalk can make people feel more comfortable walking.

Extra space for walkers and bikers can be created in some instances simply by repainting lines. One strategy that is experiencing success in rural towns is the implementation of advisory shoulders on local, low-traffic roads. These work well along streets that have no sidewalk but can offer shared space for walkers and bikers. More information is available in the *Small Town and Rural Multimodal Networks Guide* referenced in the Appendix.

Active Transportation

Active transportation modes, such as biking and walking, are of interest to Hooper stakeholders. The community engagement process revealed that Hooper residents enjoy riding their bikes and desire safer options. When asked what type of alternative transportation Hooper should focus on, a large number of survey respondents selected walking as well as "increasing or improving bike infrastructure, such as protected bike lanes (Figure 6)." Accommodating equestrian users when possible was popular too.

Figure 6: Hooper's preferred alternative transportation modes

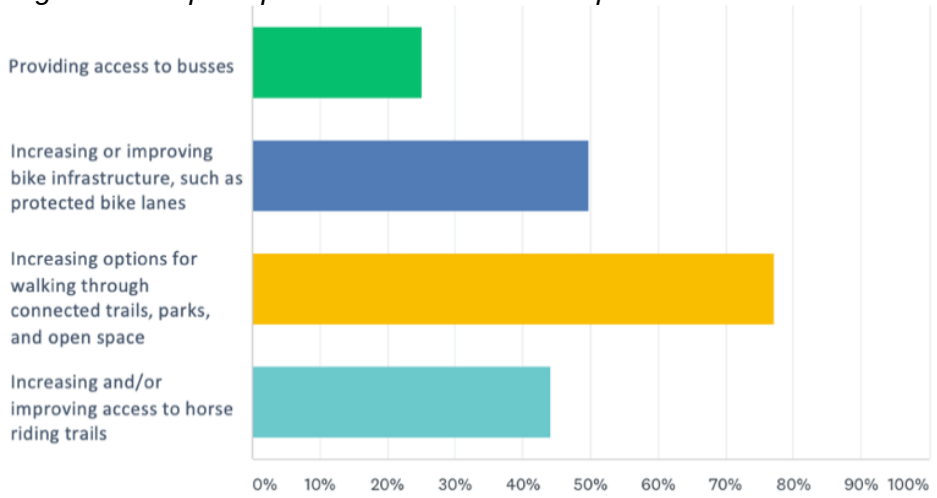


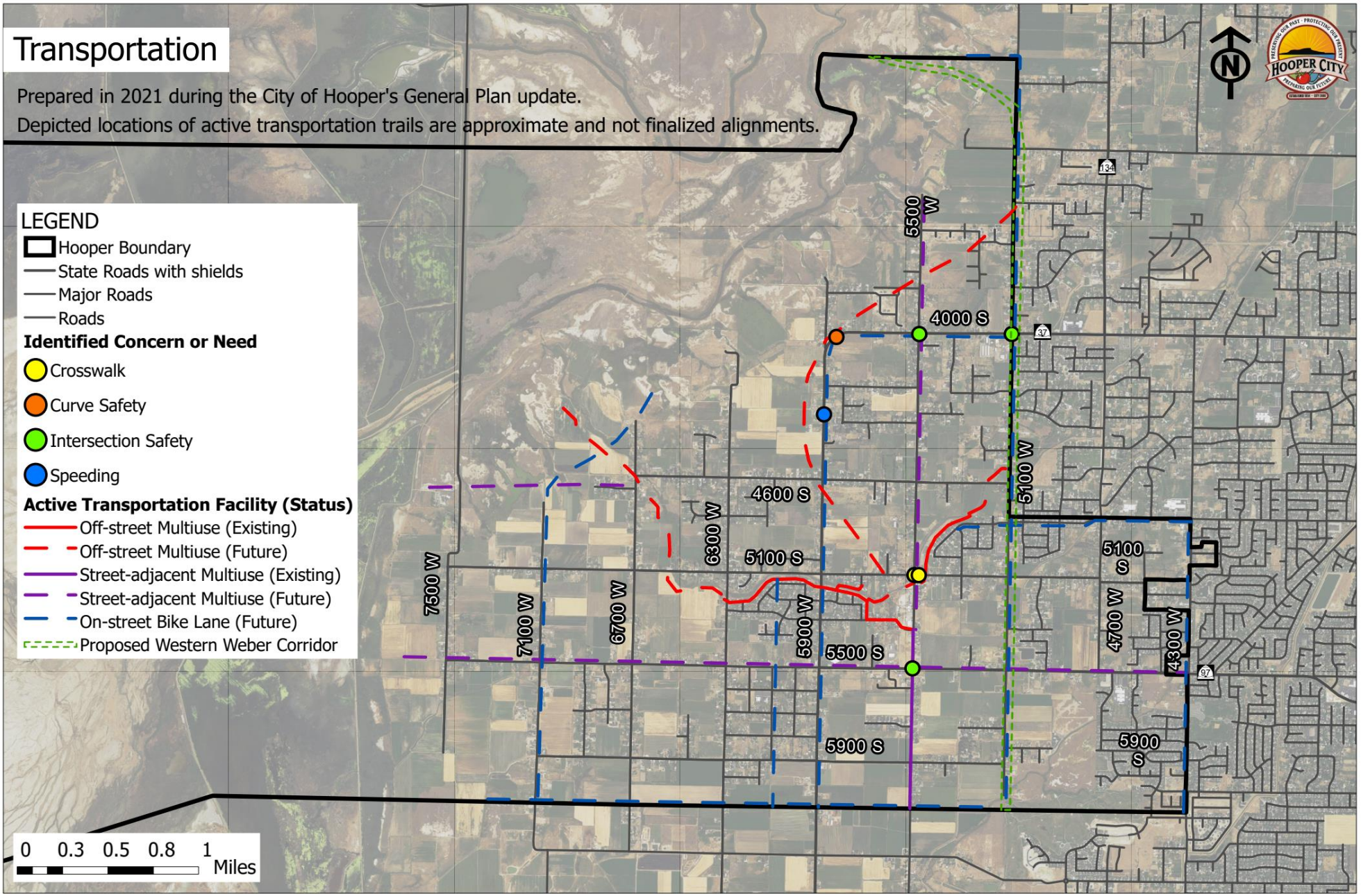
Figure 7: Safe alternative transportation methods

Source: Federal Highway Administration, 2016.

An advisory shoulder along a local, rural road is one way to provide safe active transportation options (Figure 7). Vehicles yield to bikers and pedestrians and may only move into the advisory shoulder to pass when it is clear of people walking and biking. The painted lines of the advisory shoulder continue through the intersection, indicating that vehicles should yield.

Transportation

Prepared in 2021 during the City of Hooper's General Plan update.
Depicted locations of active transportation trails are approximate and not finalized alignments.



Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Further planning	Transportation	9: Conduct a detailed transportation study to determine the existing function of the road system and prioritize essential system upgrades and improvements.	Planning Commission, Consultant	Short-term	$	A Transportation Master Plan is completed.	
Further planning, Infrastructure	Transportation	13: Plan and implement safety enhancements on 5500 S that support foot traffic to local businesses.	Consultant, City Council, Planning Commission	Long-term	$$$	Accidents decrease and the number of pedestrians and cyclists increases.	Global Designing Cities Initiative: Traffic Calming Strategies
Regulatory	Transportation	37: Adopt standards requiring bicycle lanes and sidewalks on all arterial and collector roads, and accommodate equestrian uses where possible.	City Council	Short-term	$	Bike lanes and sidewalks are constructed during the (re)construction of (existing) new roads.	NY Times article: New bike lanes increase cyclists
Regulatory	Transportation	38: Adopt a street connectivity ordinance. ·Reinforce and perpetuate the existing “grid” street pattern. ·Ensure that new development is required to provide stub streets to adjoining parcels where appropriate.	City Council	Short-term	$	Municipal ordinances.	Utah Street Connectivity Guide
Further planning	Transportation, Trails	10: Create/update the Active Transportation Plan to include the equestrian trails and a connected bicycle and pedestrian network suggested in this plan.	Planning Commission, Consultant	Short-term	Match	Plan is adopted.	WFRC Transportation and Land Use Connection Program
Infrastructure	Transportation, Trails	19: Focus on adding sidewalks and trails near schools.	Planning Commission, Staff	Long-term	$$$	All roads within a one-mile walk to any school have a sidewalk or other pedestrian facility.	Safe Routes to School: Sidewalk guide
Grant application	Transportation, Parks	17: Apply for a grant to develop a consistent street and park tree plan for all new development and identify enforcement solutions.	Staff	Long-term	Match	Grant is applied for, won, and administered.	Salt Lake City's list of tree-related resources

PARKS, TRAILS, & OPEN SPACE

The natural landscape of Hooper provides a unique opportunity. Recreation and connection to nature are some of Hooper's biggest assets and contribute to residents' quality of life. Preserving the scenic landscapes while maintaining small-town charm is one reason why people are drawn to the area. Hooper's location offers abundant open space and offers a peaceful setting to live, work, and play.

Hooper City has 3 parks, 1 cemetery, 2.9 miles of trails, agricultural land, wetlands, and open space. There are plans to expand parks and trails. There is a desire from residents to improve existing parks including additional facilities at developed parks and expand and protect natural open space. Improving and expanding existing parks and trails will allow the City to continue providing access to these opportunities that residents value.

Hooper's location near the Great Salt Lake as well as regional trails and recreational attractions broadens recreational opportunities for residents. There is interest for Hooper to host an entry point or connection to the now state-owned Fremont Island off the coast of Hooper in the Great Salt Lake.

There are a wide variety of recreational users in Hooper. These include equestrian riders, bird watchers, hunters, cyclists, runners, and walkers. When establishing priorities for future development or improvement of future parks, trails, and open space areas, the community hopes to balance the mix of recreational opportunities.

Goals

1. Create a sound, healthy community with living, working, and recreational opportunities accessible to all.
2. Retain and enhance the rural atmosphere of Hooper.
3. Retain and enhance the beauty of Hooper.
4. Establish priorities for the development of future parks, trails, and recreation opportunities.

Community Feedback on Parks, Trails, and Open Space

Parks, trails, and open spaces are highly valued by the Hooper community. In the first survey, the top two responses to: "What would you like to see more of in Hooper?" were trails and paths, selected by 66 percent of respondents, and parks, selected by 42 percent of respondents. 82 percent of respondents agreed or strongly agreed that parks should serve as a community gathering place, and 75 percent thought that improvement of existing parks is more needed than adding new parks. Feedback from the second survey indicates that all types of parks, trails, and open space, from water quality to walking paths to wetlands, are important to Hooper. However, Hooper particularly values the preservation of agricultural open space. In fact, survey respondents said they would allocate the most money to protecting farmland of the options provided.

Residents in focus groups and advisory committee meetings reinforced the importance of parks, trails, and open spaces during their discussions. Participants identified several opportunities to improve Hooper's parks, trails, and open spaces. Participants conveyed desires for balancing natural spaces and manicured parks, connecting trails, improving access to parks and recreation opportunities, considering limitations imposed by the floodplain, and providing access to Fremont Island.

Source: Google Street View

What is the value of access to parks and open spaces?

Parks enhance the quality of life while elevating the environmental and economic vitality of the community. They contribute to the health of residents by providing a place for fitness and recreation programs. Numerous studies have shown a link between access to recreation and physical and mental health. Parks can also serve as a community gathering place where social connections can be made. In addition, they increase land value and can act as a catalyst for businesses to locate nearby.

Existing Conditions and Projections

Parks. The National Recreation and Park Association recommends that cities should provide between 6 and 12 acres of park land per 1,000 residents. With 102 acres of current developed and undeveloped park and recreation areas, current access to parks meets the high end of this recommendation. Given the projected population for 2050, Hooper needs to maintain this acreage of park lands to meet the minimum recommendation and may consider expanding park acreage to meet the higher end of the recommendation by 2050. While Table 11 illustrates all available open space (trails and both undeveloped and developed parks), the community surveys revealed that Hooper currently prioritizes improving existing parks over creating new ones.

Table 11: Projected Park Needs

Year	2020	2030	2040	2050
Population Projection	9,123	12,528	15,470	17,386
Existing Acres of Park Land per 1,000 Residents (96 acres)	10.5	7.6	6.2	5.5
Additional Acres of Park Land per 1,000 Residents Needed	0.0	0.0	0.0	0.5

Source: WFRC Population Projections, Hooper Parks and Trails Master Plan

Other Recreation/Open Space. The majority of Hooper's recreation space, such as Ogden Bay Waterfowl Management Area and Fremont Island, is undeveloped. Such areas are used for preservation and observation areas and may include trails. These uses reflect the community's desire to preserve open spaces and natural historical beauty. They also support the themes of the 2003 Parks and Trails Master Plan: Country Life, Natural Beauty.

Water-Wise Plants

"Water-wise" plants have lower water needs and are better suited to Utah's dry climate. These plants require less water during the growing season than typical plants commonly found in residential and business landscapes. Utilizing "water-wise" plants will help conserve water, lower utility costs, and improve sense-of-place, all while maintaining a beautiful landscape.

Open Space preservation protects and showcases the beauty of the natural habitats of an area. This encourages sustainable development and reinforces the nature-oriented culture of Hooper. Safeguarding Hooper's rustic charm, such as through water-wise landscaping, is sure to attract valuable investments as well as enhance overall quality of life.

Source: Rachel Well, 2013

What is the value of a strong network of paths and trails?

Trails and pathways provide recreation opportunities as well as are critical to the transportation network. A well-connected network of designated trails and pathways supports residents' ability to safely enjoy the outdoors, interact with one another, exercise, have fun, and access places without an automobile.

When residents can walk to important community destinations, such as local businesses, parks, local job opportunities, and schools, several benefits to the community occur: improved air quality, decreased traffic congestion, increased foot traffic to local businesses, more opportunities for social connection among community members, and an overall improved quality of life.

Trails. Today, Hooper offers 2.9 miles of formal paths and trails. (Additional informal or "social" trails may traverse through the wetland areas). Hooper's established trail system includes two types of pathways: off-street multiuse paths and street-adjacent multiuse paths.

- Off-street multiuse paths are used by cyclists and pedestrians, are significantly separated from any roadway, and often follow natural features.
- Street-adjacent multiuse paths are used by cyclists and pedestrians, sit next to a roadway, and may or may not include a small buffer between the path and the roadway.

Examples of existing street-adjacent facilities include the 5500 W path. The Hooper Slough Trail, its crossing, and its connection to 5500 W are all examples of off-street multiuse paths.

Future Considerations for Parks, Trails, and Open Space

Parks and Open Space. Regarding parks, residents conveyed a desire to first improve existing facilities. Strategies are included on page 60 to support that aim. While building new parks are not an immediate priority, it is important to designate future parks well-ahead of any plans to development them. Therefore, the Parks, Trails, and Open Space map on the next page includes both existing and future parks. Future park locations were based upon the previously adopted 2003 Parks and Trails Master Plan. In some instances, development between 2003 and the making of this plan occurred, which led to alterations in park size and or location. Current open spaces, such as the Ogden Bay Waterfowl Management Area and Fremont Island, should continue to be preserved and cared for.

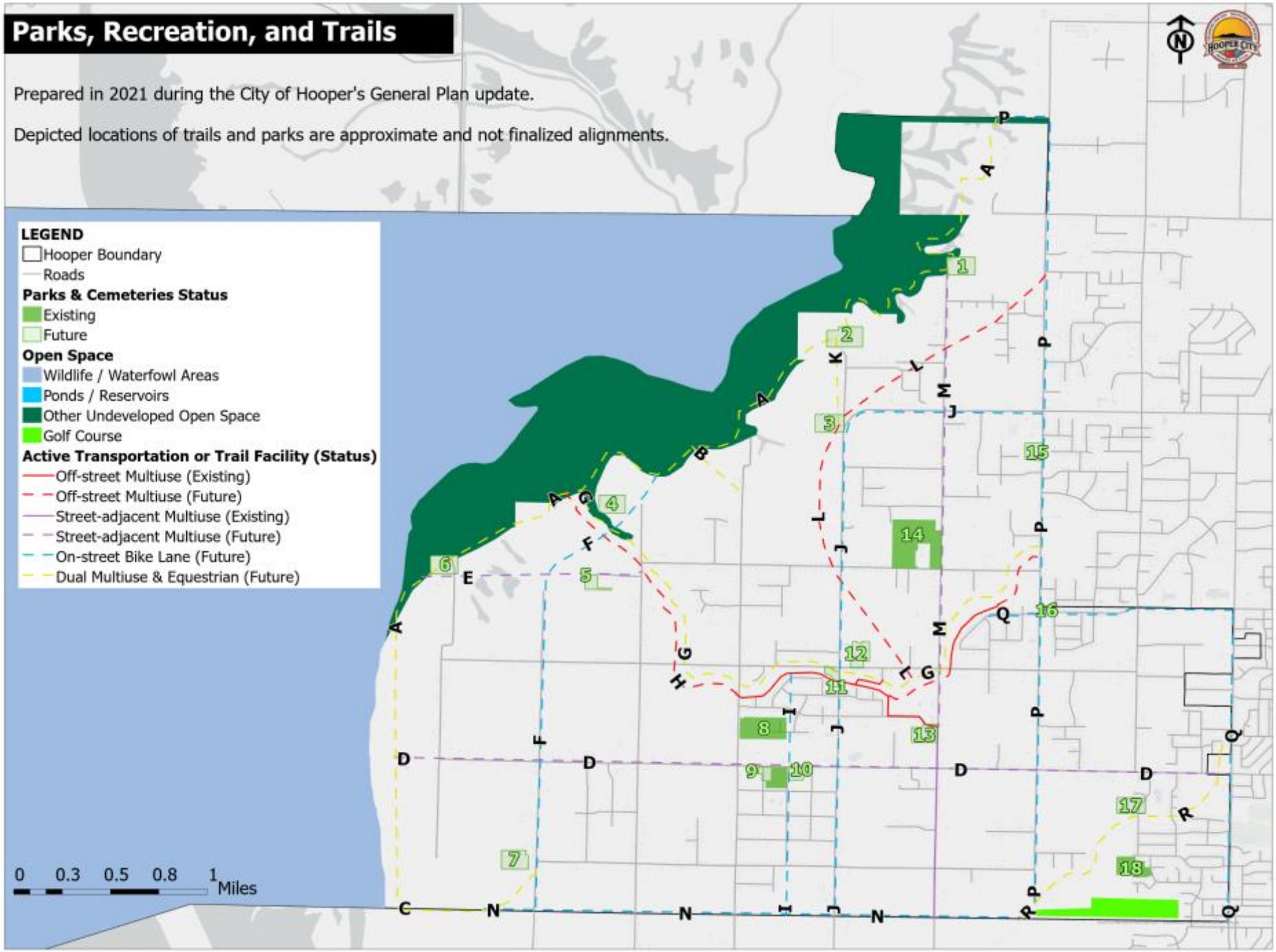
Trails. Public feedback conveyed a strong desire for new connections between existing trails and a much more extensive trail system. The Parks, Trails, and Open Space map on the next page shows suggested new connections and trails. Most future trails came from the Parks and Trails Master Plan, but some trails were added based upon Advisory Committee and Focus Group discussions as well as Survey feedback. Additionally, a few trail types were changed from the 2003 Plan in order to better reflect and coordinate with the current transportation network and surrounding land uses.

Overall, the Parks, Trails, and Open Space map plans for a well-connected city with a strong network of parks, trails, and open space. The plan provides for access to recreational opportunities and key city destinations to residents living throughout Hooper. Furthermore, the planned routes connect to existing and planned routes in adjacent communities, providing residents with access to regional amenities as well.

Parks, Recreation, and Trails

Prepared in 2021 during the City of Hooper's General Plan update.

Depicted locations of trails and parks are approximate and not finalized alignments.



Parks, Recreation, and Trails Map – Label Key and Facility Analysis

Label	Parks & Cemeteries Name
1	Ogden Bay at 5500 W
2	Ogden Bay at 5900 W
3	Emigrant Camp Park
4	Ogden Bay at Hooper Slough
5	Ogden Bay at Hooper Slough
6	Ogden Bay at 7500 W
7	5900 S 7100 W Park
8	Hooper Cemetery
9	Hooper Park & Arena
10	Hooper Park Extension
11	Hooper Slough Pond Park
12	Church Park on 5100 S
13	Muskrat Springs Park
14	North Park
15	5100 W Park
16	Hooper Landings Park
17	Howard Slough Park
18	Wildwood Park

Label	Trails and Active Transportation Name
A	Salt Lake Shoreline/Shoreline Equestrian Trails
B	Shoreline Trails Access
C	Shoreline/7100 West Connector
D	5500 S Path
E	4700 S Trail
F	7100 W Bike Route
G	Hooper Slough Equestrian Trail
H	Hooper Slough Multiuse Trail
I	6100 W Bike Route
J	5900 W Bike Route
K	5900 W Connector
L	Emigrant Trail
M	5500 W Path
N	County Line Trail
P	5100 W Bike Route
Q	Eastern Border Bike Route
R	Howard Slough Trail

	TOTAL TRAIL NETWORK DISTANCE (MILES)		
	Existing Total	**Future New**	**Future Total**
	2.9	**43.9**	**46.8**
On-street Bike Lane	0.0	17.5	17.5
Street-adjacent Multiuse Path	1.0	7.8	8.8
Off-street Multiuse Path	1.9	5.0	7.0
Dual Equestrian & Multiuse Path	0.0	13.5	13.5

TOTAL PARK AREA (ACRES)		
Existing Total	**Future New**	**Future Total**
72.1	91.4	**163.5**

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Administrative	Parks, Open Space, Trails	1: Create a City Parks and Recreation Committee.	Staff, City Council	Short-term	$$	Committee is created.	
Grant application	Parks, Open Space, Trails	14: Apply for funding opportunities for enhancing existing parks and recreational facilities.	Staff	Annually	Match	Grant(s) are applied for and won.	Utah Governor's Office of Economic Opportunity: Utah Outdoor Recreation Grant
Infrastructure	Parks, Trails	18: Establish signage and wayfinding for parks and trails throughout the city.	Consultant	Short-term	$$	A wayfinding plan is created and implemented.	Alta Planning: From Small Town to Trail Town
Coordination	Trails	4: Ensure that Weber County has the updated trail maps. Review Weber County's online map annually to ensure it is up-to-date.	Staff	Annually	None	Map is up-to-date.	Weber County Geo-Gizmo
Further planning, Infrastructure	Trails	12: Improve trailheads by considering additional facilities and/or improved parking.	Staff	Short-term	$-$$	Trailhead improvements are planned and implemented.	Trails Foundation of Northern Utah
Grant application	Trails	16: Explore funding opportunities for improving and expanding the trails system.	Staff	Long-term	Match	A list of funding opportunities with their requirements and relevant deadlines is made.	Utah State Parks Grants
Regulatory	Trails	46: Consider all new development as an opportunity to develop the city's pathways and trails as generally delineated on the Parks, Trails, and Open Space Map.	Planning Commission	Long-term	$	Negotiations with developers include consideration of building new trails and/or connecting to existing trails.	American Trails: Tails add value to new homes

IMPLEMENTATION

Each section of the General Plan includes one or more goals meant to fulfill the vision statements set forth at the start of this plan. Each goal has accompanying strategies to assure that there is a mechanism for implementation.

Each plan element contains its own table organized by *topic*. In the following chapter, you will find all of the strategies grouped based on the *type of action*. The intention is to lay out what kinds of strategies are available to Hooper and make the tables most useful for decision-makers.

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Administrative	Parks, Open Space, Trails	1: Create a City Parks and Recreation Committee.	Staff, City Council	Short-term	$$	Committee is created.	
Coordination	Governance	2: Coordinate with the Utah Department of Transportation and the Wasatch Front Regional Council to ensure consistency between regional transportation plans and the City's land use plans and decisions.	Planning Commission and/or City Council	Annually	$	An annual meeting with UDOT and WFRC is held.	Regional Transportation Plan: 2019-2050
Coordination	Land Use	3: Work with engineering and environmental professionals to analyze environmental health indicators in order to regularly assess the effectiveness of regulations on development around sensitive lands.	Staff	Annually	$	Environmental health indicators show a trend of decreased pollution and increased health.	Bioindicators
Coordination	Trails	4: Ensure that Weber County has the updated trail maps. Review Weber County's online map annually to ensure it is up-to-date.	Staff	Annually	None	Map is up-to-date.	Weber County Geo-Gizmo
Coordination	Utilities/ Infrastructure	5: Continue to promptly submit zoning changes to the Water Improvement District (WID) and to coordinate with the WID about city-led infrastructure improvements.	Planning Commission, Staff	Short-term	$	Zoning changes are submitted within one week.	Hooper Water Improvement District
Coordination	Governance	6: Share Hooper's priorities regularly with entities such as Weber County, UDOT, Utah DWR, WFRC, Trails Foundation Northern Utah, and adjacent communities, using the General Plan.	Planning Commission, Staff	Long-term	$	Check-in meeting with Staff, Council, and Planning Commission six months from adoption.	Weber County Planning Division: (801) 399-8371; UDOT Region 1: (801) 620-1600; Utah DWR: (801) 476-2740; WFRC: (801) 404-8925; Trails Foundation Northern Utah: (801) 393-2304.
Coordination, Further planning	Open Space	7: Partner with the Utah Division of Wildlife Resources and the Utah Office of Tourism to develop an Ogden Bay WMA and Fremont Island Tourism Plan that is environmentally responsible.	Staff	Long-term	$$	Tourism Plan is adopted.	Utah Office of Tourism; Utah Division of Wildlife Resources

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Further planning	Land Use	8: Investigate three policies or programs to work in tandem with existing agricultural protection areas and provide additional support to those areas.	Staff	Short-term	$	Report is produced and present to elected officials.	American Farmland Trust: Farms Under Threat
Further planning	Transportation	9: Conduct a detailed transportation study to determine the existing function of the road system and prioritize essential system upgrades and improvements.	Planning Commission, Consultant	Short-term	$	A Transportation Master Plan is completed.	
Further planning	Transportation, Trails	10: Create/update the Active Transportation Plan to include the equestrian trails and a connected bicycle and pedestrian network suggested in this plan.	Planning Commission, Consultant	Short-term	Match	Plan is adopted.	WFRC Transportation and Land Use Connection Program
Further planning	Utilities/ Infrastructure	11: Conduct a feasibility study regarding providing wastewater collection and treatment for all properties within the city.	Consultant, Staff	Long-term	$$$	A study is conducted.	Apply for TLC funding
Further planning, Infrastructure	Trails	12: Improve trailheads by considering additional facilities and/or improved parking.	Staff	Short-term	$-$$	Trailhead improvements are planned and implemented.	Trails Foundation of Northern Utah
Further planning, Infrastructure	Transportation	13: Plan and implement safety enhancements on 5500 S that support foot traffic to local businesses.	Consultant, City Council, Planning Commission	Long-term	$$$	Accidents decrease and the number of pedestrians and cyclists increases.	Global Designing Cities Initiative: Traffic Calming Strategies
Grant application	Parks, Open Space, Trails	14: Apply for funding opportunities for enhancing existing parks and recreational facilities.	Staff	Annually	Match	Grant(s) are applied for and won.	Utah Governor's Office of Economic Opportunity: Utah Outdoor Recreation Grant
Grant application	Open Space, Land Use	15: Apply for funding opportunities for open space and agriculture preservation.	Staff	Long-term	Match	Grants are awarded.	National Sustainable Agriculture Coalition: Farm Bill Grants

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Grant application	Trails	16: Explore funding opportunities for improving and expanding the trails system.	Staff	Long-term	Match	A list of funding opportunities with their requirements and relevant deadlines is made.	Utah State Parks Grants
Grant application	Transportation, Parks	17: Apply for a grant to develop a consistent street and park tree plan for all new development and identify enforcement solutions.	Staff	Long-term	Match	Grant is applied for, won, and administered.	Salt Lake City's list of tree-related resources
Infrastructure	Parks, Trails	18: Establish signage and wayfinding for parks and trails throughout the city.	Consultant	Short-term	$$	A wayfinding plan is created and implemented.	Alta Planning: From Small Town to Trail Town
Infrastructure	Transportation, Trails	19: Focus on adding sidewalks and trails near schools.	Planning Commission, Staff	Long-term	$$$	All roads within a one-mile walk to any school have a sidewalk or other pedestrian facility.	Safe Routes to School: Sidewalk guide
Infrastructure	Utilities/ Infrastructure	20: Support the construction and use of pressure irrigation systems as a means of conserving culinary water.	City Council, Planning Commission	Long-term	$	Number of pressure irrigation systems installed.	Example pressure irrigation standards
Outreach & Education	Community Development	21: Reach out to farmers to increase understanding of their challenges and opportunities.	Staff	Annually	$	Annual presentation to elected officials on results of stakeholder outreach.	
Outreach & Education	Land Use	22: Provide education and resources on the benefits of planning for growth.	Staff	Annually	$	Views on social media postings of resources.	Wasatch Choice Vision
Outreach & Education	Community Development	23: Support the preservation of Hooper's historical structures and sites.	Planning Commission, Staff, City Council	Short-term	$	Organizations that support historic preservation, such as Preservation Utah, are invited to city meetings to present.	Preservation Utah

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Outreach & Education	Economic Opportunities	24: Market the future center to developers, local entrepreneurs, and business owners.	Planning Commission, Staff, City Council	Short-term	$	Existing local businesses succeed and expand, and new local businesses successfully start up.	Chron: How to Bring Business to Small Towns
Outreach & Education	Community Development	25: Continue to support community events by providing resources when possible.	City Council	Long-term	$$	Assessment of the expenses and content of community events is conducted.	Ideas for Events on a Budget
Outreach & Education	Community Development	26: Consider expanding community programs focused on agriculture.	City Council	Long-term	$$	Assessment of the costs and benefits of community programs is conducted.	Specialty Crop Block Grant
Regulatory	Governance	27: Conduct an annual review of the General Plan and a comprehensive review every five years at a static point in time to ensure that the goals and policies are attainable, and consistent with the wishes of the community.	Planning Commission	Annually	$	A review is conducted and any necessary amendments are formally approved.	Start with a scope for review.
Regulatory	Governance	28: Maintain and clarify Hooper's residential open space zone and agricultural protection overlay zone. Regularly assess how these zones are functioning at preserving open space and agricultural areas, and update ordinances if necessary.	Planning Commission, Staff, City Council	Annually	N/A	Zoning Map.	Hooper City Municipal Code
Regulatory	Economic Opportunities	29: Establish impact fees to ensure that development generates city revenues adequate to cover the cost of providing necessary services.	City Council	Short-term	$$	Municipal ordinances.	American Planning Association: Policy Guide on Impact Fees
Regulatory	Housing	30: Update residential design ordinances to comply with 2021's House Bills 1003 and 98.	Planning Commission, Staff, City Council	Short-term	$	Municipal ordinances.	Utah Housing Legislation

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Regulatory	Housing	31. Decide upon rural land use policies, such as lot size/density averaging, and then adopt ordinances according to the decided-upon policies.	Planning Commission, City Council	Short-term	$	Municipal ordinances.	
Regulatory	Land Use	32. Develop a list of criteria in accordance with the Land Use Management and Development Act (LUDMA) for reviewing and analyzing zoning change requests.	Staff, Legal staff	Short-term	$	Criteria is developed, objective, and clear to residents.	LUDMA - State of Utah
Regulatory	Land Use, Open Space	33: Adopt and enforce ordinances that promote a rural and consistent design aesthetic and protect open space to the greatest extent feasible.	City Council	Short-term	$	Design standards are researched, materials for adoption are created, and new ordinances are passed.	An overview of design standards
Regulatory	Land Use, Open Space	34: Adopt an ordinance requiring the following of national and state standards for development of, in, and adjacent to sensitive lands, waterways, and other special natural features.	City Council	Short-term	$	Municipal ordinances.	Example Ordinance: Wetlands and Lakes in Lower Paxton, PA
Regulatory	Land Use, Open Space	35: Adopt an ordinance for the area within the FEMA-designated floodplain that requires additional studies before development as well as structural standards with development. Any development in the floodplain should not displace more than one-foot of water. The ordinance should include language about adjusting boundaries as needed after a detailed study of an area shows a smaller or larger boundary than currently documented.	City Council	Short-term	$	Municipal ordinances.	Example Ordinance: Floodplain Management in Lower Paxton, PA

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools
Regulatory	Land Use, Open Space	36: Adopt an ordinance for wetlands, rivers, streams, and other natural water features designated by the National Wetlands Inventory and the National Hydrography Database that requires additional studies before development as well as structural standards with development. The ordinance should include language about adjusting boundaries as needed after a detailed study of an area shows a smaller or larger boundary than currently documented.	City Council	Short-term	$	Municipal ordinances.	Example Ordinance: Natural Features Preservation in Lower Paxton, PA
Regulatory	Transportation	37: Adopt standards requiring bicycle lanes and sidewalks on all arterial and collector roads, and accommodate equestrian uses where possible.	City Council	Short-term	$	Bike lanes and sidewalks are constructed during the reconstruction of existing roads and the construction of new roads.	NY Times article: New bike lanes increase cyclists
Regulatory	Transportation	38: Adopt a street connectivity ordinance. ·Reinforce and perpetuate the existing “grid” street pattern. ·Ensure that new development is required to provide stub streets to adjoining parcels where appropriate.	City Council	Short-term	$	Municipal ordinances.	Utah Street Connectivity Guide
Regulatory	Transportation, Housing	39: Require adequate transportation to be built to support new housing and enhance street connectivity.	Planning Commission, City Council	Short-term	$	Municipal ordinances.	Utah Street Connectivity Guide

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools	
Regulatory	Land Use	41: Encourage commercial/industrial development that is compatible with the rural atmosphere and that will not have an adverse impact on surrounding properties and land uses. ·Adopt design standards to guide commercial development in the future center, including requirements for parking to be located in the rear of buildings, pedestrian oriented signage, landscaping requirements, sidewalk-facing primary entrances, and transparency (window) requirements	Planning Commission, Staff, City Council	Long-term	$	Municipal ordinances.	Example of Commercial Design Guidelines in a small-town: Lindon, Utah	
Regulatory	Land Use	42: Adopt development standards for signage, landscaping, street improvements, and city entryways that promote and protect the city's rural character.	Planning Commission, Staff, City Council	Long-term	$	Municipal ordinances.	Design Standards Code example from Clearfield, Utah;	
Regulatory	Land Use	43: Update Hooper's zoning ordinances to support the future land use map.	Planning Commission, Staff, City Council	Long-term	$	Zoning Map. Municipal ordinances.	Hooper City Municipal Code	
Regulatory	Land Use	44: Implement land use regulations that protect vegetation in buffer areas between developed areas and sensitive wetlands and waterways.	Planning Commission	Long-term	$	Municipal ordinances.	Jordan River Commission: Example Riparian Protection Ordinances	
Regulatory	Land Use, Open Space	45: Investigate an appropriate buffer distance for development around wetlands, rivers, streams, and other natural water features designated by the National Wetlands Inventory and the National Hydrography Database. With an established buffer, adopt an ordinance requiring additional studies before development as well as structural standards with development.	Planning Commission, Staff, City Council	Long-term	$	Municipal ordinances.	Example Ordinance: Wetlands and Lakes in Lower Paxton, PA	Example Ordinance: Regulatory Wetlands in Lower Paxton, PA

Action Type	Topic	Strategy	Lead(s)	Timeline	Cost	Metric	Resources/Tools	
Regulatory	Trails	46: Consider all new development as an opportunity to develop the city's pathways and trails as generally delineated on the Parks, Trails, and Open Space Map.	Planning Commission	Long-term	$	Negotiations with developers include consideration of building new trails and/or connecting to existing trails.	American Trails: Tails add value to new homes	
Regulatory	Utilities/ Infrastructure	47: Update ordinances to require that new developments place utilities and distribution lines underground.	City Council	Long-term	$	Municipal ordinances. New developments have underground utilities.	Underground Utilities Ordinance example from Des Moines	
Regulatory	Utilities/ Infrastructure	48: Continue to require developers to work with utility and service providers on a services and utilities provider plan prior to development approval.	City Council	Long-term	$	Municipal ordinances.		
Regulatory, Outreach & Education	Economic Opportunities	49: Encourage home occupations that are not disruptive to neighborhoods or the community at large through partnerships, entrepreneur training opportunities, and revisiting municipal code.	Planning Commission, Staff, City Council	Long-term	$	Municipal ordinances. Business training opportunities occur.	Ogden-Weber Chamber of Commerce	West Davis Chamber of Commerce
Regulatory, Outreach & Education	Land Use	50: Encourage natural features to be incorporated and preserved in the design of new developments. Promote use of landscaping techniques that incorporate species native to the area and conserve water.	Planning Commission	Long-term	$	New developments incorporate natural features and use water-wise measures.	Waterwise Landscaping example from Lehi, Utah	
Regulatory, Outreach & Education	Land Use	51: Promote land use practices that protect water quality, conserve land, and accommodate development.	Planning Commission	Long-term	$	Municipal ordinances.	Connect our Future: Conservation Development	

APPENDIX

ARCHIVED EXISTING CONDITIONS

History

The recent history of the area that is now Hooper City dates to the early 1800's. The Ogden area was already a popular rendezvous location for trappers and explorers traveling through the area. It is likely that some of these early explorers spent time in the Hooper area trapping and hunting ducks and geese. In 1843, Captain John C. Fremont, a scientifically trained government explorer visited Weber County and made a trip down the Weber River through the Hooper area and out to Fremont Island in the Great Salt Lake. Due to the lack of timber and fresh water observed during Captain Fremont's visit to the island, he called the island "Disappointment Island." It was later named "Fremont Island" in honor of his early explorations of the area.

In approximately 1845, Miles Goodyear, a trapper and trader who traveled throughout the Great Basin, selected a spot on the Weber River located near the present-day city of Ogden to build cabins and a fort. The fort was named "Fort Buenaventura" which means "good venture" or "achievement of goal." He later sold his property to the Mormon Church for the sum of $1950.00. The Hooper area was included within the bounds of that land deal.

By the middle of June 1849, the first of the gold-seekers arrived in Salt Lake City on their way to the California gold fields. Salt Lake was the only settlement along the trail except for Fort Laramie, Fort Bridger, and Fort Hall and became an important stop where used goods could be sold or traded for fresh ones. The Salt Lake Cutoff as it came to be known, became an important route in the settlement of the west. The road led from present day Salt Lake to Farmington and where it met the old Bluff Road. From there it proceeded west to the present day city of West Point and on to the Clinton Road. It then headed north and west where it met Muskrat Springs in present day Hooper. From there, wagon ruts have been located in the field at about 4000 South 5900 West. From Hooper the road eventually made its way to California passing through the present day cities of Plain City, Hot Springs, Brigham City, Collinston, Plymouth, Hansel Valley, Snowville, Pilot Springs, Yost, Almo, and City of Rocks. A monument erected by the Daughters of the Utah Pioneers exists today near the Muskrat Springs at approximately 5520 West 5350 South (Pingree Lane).

Captain William H. Hooper

Early settlers in the Hooper area called it "Muskrat". At some point the name was changed to Hooper in honor of Captain William H. Hooper, an early settler of the area. Hooper worked as a steamboat captain on the Mississippi River and for the rest of his life he carried the title of "Captain." In 1850 Capt. Hooper emigrated to Utah and opened a business east of Eagle Gate in Salt Lake City.

Capt. Hooper served as Utah's delegate to the Congress of the United States while Utah was still a territory, anxiously seeking statehood. He worked tirelessly for ten years and was well respected by his fellow representatives. He also served as partner, and later president of the bank that became Deseret National Bank and he succeeded Brigham Young as superintendent of Z.C.M.I., the only person to ever hold that position who was not president of the L.D.S. Church. In addition, Hooper ran a large herd of cattle between Clearfield and the Weber River. A monument erected by the Daughters of the Utah Pioneers now stands near the location of the original herd house at approximately 1926 North 5600 West.

Upon his arrival in Utah, he met and married Mary Ann Knowlton, a Mormon girl. Two years later William was baptized and he and Mary Ann were sealed in the temple. Nine children were born to William and Mary Ann. Interestingly, Capt. Hooper and family never lived in the area that now bears his name. They instead resided in Salt Lake City.

Capt. Hooper died December 30, 1882, at his home in Salt Lake City at the age of sixty-nine. The cause of his death was chronic cystitis. The Deseret News and Salt Lake Tribune both carried tributes to him. The Tribune said, “He was one of those grand and pronounced characters that stands out prominently and around whom the masses float. And while he was above and beyond the masses in the possession of many of the better and nobler qualities of man, the bond of affection between him and the human family was strong indeed.” Hooper is lucky indeed to bear such a distinguished name.

A New City

The Township of Hooper was created in 1996 subsequent to voting down an effort to incorporate some 15 years earlier. When it became evident that the township board could make plans and suggestions, but had no official power, the move to incorporation gained momentum, resulting in a vote to incorporate on Tuesday, May 2, 2000. Sponsors of the move to incorporate were members of the township board; Bette Wilson, Theo Cox, Janet Stoddard, Richard Noyes and Clair Widdison. Dennis Weston and Max Hunter were alternates. Hooper residents chose a mayor-council form of government with a seven-member council— two members from each voting district and one chosen at-large. This was approved by the County, and by June 2, 2000 candidates began filing for the newly created offices.

Public Services and Utilities

Administrative Services

Incorporated on November 30, 2000, the City of Hooper has a mayor and council form of government with the mayor acting as the chief executive officer/city manager. The council has five members. There is also a five-member Planning Commission. The commissioners are appointed by the Mayor and approved by the City Council.

Fire Protection

Fire protection is provided by the Weber County Fire Protection District under a contract with the City. The District is an independent taxing district and provides service to Weber County. The local fire station located at 4000 South and 4700 West in West Haven houses 3 full time firefighters. Response time within the City averages 6 minutes. The Fire District has acquired a new property as well.

Police Protection

Police protection is provided through a contract with the Weber County Sheriff’s Department. The Sheriff maintains City coverage with a single car being made available to the City at any given time. The new civic center includes office space for the County’s deputies assigned to Hooper City.

Cemetery

In approximately 1870, Mr. James Johnston gave a 10-acre parcel of land located just northeast of the intersection of 6300 West Street and 5500 South Street to the town of Hooper to be used as the Hooper Cemetery. The first person buried there was Janet Sharp Lowe in 1871. Through the years there have been many individuals, committees and entities that have been involved in the care and preservation of the cemetery. The cemetery currently operates under the authority of the city.

Schools
The City of Hooper is served by the Weber School District which currently maintains two elementary schools, Hooper Elementary and Freedom Elementary, within the City. Freedom Elementary also serves some students from Roy City. Middle school students within the City attend Rocky Mountain Junior High School in West Haven or Roy Junior High in Roy. High school students are bussed to Fremont High School which lies within the boundaries of Plain City, approximately 11 miles to the north, or to Roy High School in Roy.

Water
Hooper falls within the boundaries of the Hooper Water Improvement District, along with parts of West Point, Roy, West Haven, unincorporated Weber County, and unincorporated Davis County. The Hooper Water Improvement District provides these communities with culinary water. The District has three existing wells, none of which are in Hooper. The District develops their future water plan based on the zoning maps of each community, which indicates projected growth and therefore future water needs. Based on a three percent growth rate for Hooper, the District plans to install one to two wells in Hooper over the next 10 years.

Natural Resources
An analysis of natural resources in Hooper City is essential to the development of the goals, objectives and policies that will direct future land use and public service decisions. The quality of life in Hooper City rests on the understanding and maintenance of our environment, including related opportunities, constraints, and hazards. Whether one is choosing a new home site or maintaining an existing one, an understanding of how the natural environment affects the site will have much to do with its overall quality. The benefits of involving natural resources in planning decisions are twofold. First, a proper understanding of the components of the City's natural resources will help to protect people and property from natural and human-made hazards. Secondly, it is important to preserve and maintain the natural and human-made values associated with these natural resources. Particular hazards that may result in damage to people and property in Hooper include floodwaters, building foundation damage resulting from a high-water table, groundwater contamination, drought, and wildfires. These hazards are identifiable and manageable with an understanding of the effects natural resources have on land use decisions.

The following is a brief analysis of the components of the City's natural resources. More importantly, the analysis of each component provides for City objectives and policies.

Drainage and Surface Water Quality
One of the more obvious features of the natural environment is how water drains after it rains. The major channels water takes on its way to rivers are called drainage basins or watersheds. Each basin is basically a valley into which water flows by gravity. The way in which these waterways flow through the City have definite land use implications. A watershed or drainage basin is a basic geographic unit, which should be used to plan and design sanitary and storm sewer systems. Systems that can make use of gravity-fed lines can reduce the initial cost and long-range maintenance costs of these utilities. Development has an effect on flooding along streams and rivers. Stormwater management ordinances to ultimately eliminate or greatly reduce the dangers of major flooding must be adopted. These ordinances generally prohibit additional water run-off caused by site development by mandating the developer carry out drainage plans and construction of appropriate water containment facilities if needed.

Floodplains

Flood prone areas, which will be covered with water when specific amounts of rain fall, limit development potential. These areas are delineated by the federal government and included in the Floodplains and Wetlands Map. Preserving floodplain areas from development disturbances is crucial in minimizing potential damages to property and risk of injury due to flooding. Allowing the floodplain areas to remain in their natural state will also minimize any major changes to the balance of the hydrologic system and allow for groundwater absorption for recharge of subsurface water supplies. The unplanned encroachment of structures and land filling activities in floodplain areas have the potential of reducing the floodplain land area and water carrying capacity, thus increasing water heights, velocities, and flood hazards in areas beyond these encroachments. Incorporating floodplain conservation areas in the zoning ordinance will be effective in preserving floodplain areas.

Floods are most likely to occur due to heavy rain or rapid spring snowmelt and run off, with the most serious flooding occurring along the Weber River. The primary cause of flooding along the Weber River is rapidly melting snow from late April to early July. The 100-year flood plain in the Hooper area is shown in National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for unincorporated Weber County. Flood hazards in the Hooper area occur principally along both the North Fork and the South Fork of the Weber River and at the margins of the Great Salt Lake.

Two flood maps (FIRM 490187-0400B and FIRM 490187-0425B) show the areas that will be affected by a 100-year flood. A 100-year flood has a peak flow magnitude that has a one percent chance of being equaled or exceeded in any given year, and a frequency of occurrence of about once in 100 years on the long-term average (Corps of Engineers, 1976). The 100-year flood event for the Weber River below its confluence with the Ogden River has been estimated by the Corps of Engineers at 8,500 cfs (Utah Board of Water Resources, 1997). High velocity flood flows would cause severe erosion of stream banks, transport of boulders and large rocks, and carry large amounts of gravel, sand, and silt. Federal Emergency Management Agency guidelines for development in flood hazard areas should be followed for any development within flood prone areas.

Wetlands

Wetlands have extensive value. Wetlands help to maintain base flows in streams, moderate effects of downstream flooding, and provide habitat for a great range of plant and wildlife species. The benefits of wetlands include flood control, water quality enhancement, wildlife habitat, and passive recreational opportunities. As the many benefits of wetlands become more apparent, efforts to preserve and protect wetlands become more pervasive. The most widely accepted definition of wetlands is currently used by the U.S. Fish and Wildlife Service in association with their National Wetlands Inventory (NWI). The NWI defines wetlands as transitional lands between terrestrial and aquatic systems where the water table is usually at or near land surface, or the land is covered by shallow water. The U.S. Fish and Wildlife Service and the Army Corps of Engineers identify wetlands using three parameters. These are:

- The presence of wetland vegetation
- The area hydrology (saturated soils)
- Identification of hydric soils.

Hooper has extensive wetlands, primarily along the margins of the Great Salt Lake in the west and northwest portion of the city. Most if not all of the wetlands within the city not associated with the Ogden Bay area lie on private land. The city recognizes the importance of these areas for wildlife habitat, flood control, water quality enhancement, and recreation and encourages and supports their preservation and enhancement.

Geology

The underlying geologic formations shape the topography of the landscape and determine the waterbearing characteristics of aquifers. Geologic formations can also restrict the nature and extent of surface development. In addition, the underlying rock is subjected to forces that erode its original shape and form soils. The resultant soils then possess distinct characteristics that often impact land use decisions.

The physical properties of underlying rock determine its strength and suitability to support development. These properties determine the ease of excavation and ability to support the foundation of various structure types as well as the ability to accommodate on-site sewage treatment (septic) systems. Finally, the underlying geology determines susceptibility to earthquakes and their attendant hazards. Hooper City lies within the Middle Rocky Mountain Province and the Great Basin section of the Basin and Range physiographic province. It is part of the valley around the Great Salt Lake. The area consists largely of lake terraces that were formed during the Pleistocene geologic time by Lake Bonneville and of alluvial fans adjacent to the Wasatch Mountains.

The Lake Bonneville Basin has been an area of internal drainage for much of the last 15 million years, and lakes of varying sizes have existed in the area for most of that time. The oldest sediments exposed in the Hooper area are Lake Bonneville offshore deposits. These consist mostly of silt, clay and sand, which settled to the lake bottom along a low-energy shoreline. These offshore deposits are well stratified and sorted. Sediments carried by the Weber River provided the material that formed extensive lake terraces around ancient Lake Bonneville and the more recent flood plains. Potential geologic hazards in the Hooper area are largely associated with earthquakes. The Hooper area is part of an active earthquake zone called the Intermountain Seismic Belt, extending from northwestern Montana to Southwestern Utah. In the Weber County area, the largest magnitude earthquake during historical time occurred in 1914 near Ogden and was an estimated Richter magnitude of 5.5. Numerous smaller earthquakes have occurred in the Weber County area within the last 120 years. Many of these earthquakes cannot be attributed to known active faults, although faults capable of generating earthquakes are present in the area.

The Wasatch Fault, which trends north-south along the mountain front east of the Hooper area, is the one of utmost concern because of its recent movement, potential for generating large earthquakes, and proximity to Hooper. It consists of a zone of faults and crustal deformation, sometimes as much as several thousand feet wide, and it is considered capable of generating earthquakes up to magnitude 7.0-7.5. Other fault zones such as the Hansel Valley or east Cache fault zones are capable of generating earthquakes that could cause ground shaking damage in the Hooper area.

Ground shaking is the most widespread and frequently occurring earthquake hazard and is responsible for the majority of earthquake-caused damage. The extent of damage in an earthquake due to ground shaking is determined by several factors, the most important of these being foundation materials and earthquake magnitude. Foundation materials are important because ground shaking can be amplified by local conditions, and the site response is influenced by the nature and thickness of underlying unconsolidated deposits.

The severity of ground shaking is chiefly dependent on the magnitude of the earthquake. Based on expected shaking levels at bedrock sites, the Uniform Building Code places the Hooper area in Seismic Zone 3 and gives minimum specifications for earthquake resistant design and construction (Uniform Building Code, 1997). Significant damage due to ground shaking could occur in the Hooper area in the future. Therefore, it is important that all construction conform to Uniform Building Code standards for Seismic Zone 3, with monitoring by building inspectors as recommended by the Utah Seismic Safety Advisory Council for their seismic zone U-4.

Liquefaction may occur when water-saturated sandy soils are subjected to earthquake ground shaking and is a major hazard associated with earthquakes in Utah. When soil liquefies, it loses strength and behaves as a viscous liquid rather than a solid. This can cause buildings to sink into the ground or tilt, empty buried tanks to rise to the ground surface, slope failures, or nearly level ground to shift laterally tens of feet. The Hooper area is especially vulnerable to liquefaction because of susceptible soils, shallow ground water, and relatively high probability of moderate to large earthquakes. Liquefaction potential maps indicate that the Hooper area is in a high liquefaction potential zone (Anderson, Eldredge, & Keaton, 1999).
Flooding due to earthquakes may result from dam failure, tectonic subsidence, discharge of ground water, and diversion of surface drainage. Earthquake-induced flooding in the Hooper area is most likely to occur along the Weber River due to dam failure upstream on either the Ogden or Weber rivers or ponding of shallow ground water due to tectonic subsidence.

Soils
The identification and evaluation of soils has historically played an important role in allocation of land use activities. Soils may limit development due to their drainage characteristics or erodible nature. Other soils may be best suited for particular land uses such as agriculture. The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS, formerly the Soil Conservation Service) publishes the *Soil Survey for Davis-Weber County Area, Utah*. The NRCS generally defines the soil association for the Hooper area to be Warm Springs Syracuse association: somewhat poorly drained, saline-alkali fine sand loams and loamy fine sands on low terraces. The soils of this association are easily tilled and are used extensively for irrigated farming. Undrained areas that are strongly affected by salt and alkali are used for range.

Land capability classification provides a general indication of the suitability of soils for most kinds of field crops. Soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. In the capability system, soils are generally grouped at three levels: capability class, subclass, and unit. From a “capability classification” standpoint, the soils in the Hooper area are generally Class II, indicating the soils have some limitations that reduce the choice of plants or require moderate conservation practices. Certain areas fall under Class III capability soils meaning that the soils have severe limitations that restrict the choice of plants, require very careful conservation practices, or both. For specific mapping of soils, refer to the Department of Agriculture Soils Survey for Davis-Weber Area, Utah.

Agricultural Use
One primary consideration of soils mapping is the identification of prime farmland. Prime agricultural soils are one of most important natural resources and the preservation of prime agricultural soils is important in maintaining land for future farming activity. The U.S. Department of Agriculture’s Natural Resources Conservation Service defines prime farmland as "the land that is best suited to producing food, feed, forage, fiber, and oil-seed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops where it is treated with and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economical resources and farming. It results in the least damage to the environment." Prime farmland is characterized by an adequate source of water supply, favorable climatic conditions, proper chemical properties, good permeability to air and water with few or no rocks, resistance to erosion, and relatively flat topography.

Hooper is known as a farming community and much of the land has been and still is agricultural. Although agricultural uses may diminish in the future, it is still an important part of the city’s history and image. The agricultural land has generally been used for growing grain and alfalfa, as well as some vegetable crops including sugar beets, tomatoes, and onions. Raising of livestock such as beef and dairy cattle, sheep, and pigs has also been

prevalent in Hooper. Hooper is also a popular location for horse owners and riders. The City of Hooper recognizes prime soils as a truly valuable and scarce resource and encourages their continued use for agricultural purposes.

Development Potential

Often, soil characteristics have constraints for building development. Such characteristics include steep slopes, depth to water table, depth to bedrock, shrink-swell, flow strength, and cohesiveness, and flooding. Other soil constraints become important if on-site sewage disposal methods are required. The constraints for on-site sewage disposal include steep slopes, depth to water table, flooding, slow percolation rates, poor filtration characteristics, and high secondary porosity. It is important to identify and locate these soils that possess these building development and on-site sewage disposal constraints so that the projected land uses can be kept away from these environmentally sensitive areas. The Weber County Health Department is in the process of studying and mapping those soils that possess "severe" constraints for these specified activities, along with their particular problems.

Slope and Topography

Hooper City lies at the eastern margin of the Great Salt Lake and is generally flat and characterized by extensive wetlands along the margins of the lake. In fact, the lack of slope throughout the city presents a real design problem for construction of a central wastewater collection and treatment system. Some areas are serviced by sewers that are pumped uphill to a treatment facility.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